



Proposal for
Cotuit Elementary School Feasibility Study
COTUIT, MA

January 21, 2025

Table of Contents

	Page
1. Statement of Interest	3
2. Firm History, Background + Organizational Structure	5
3. Key Project Personnel	7
4. Project Approach + Work Plan	9
5. Relevant MA Experience	12
6. References	30
Attachments:	31
• Fee Proposal	
• Certificate of Non-Collusion	
• Certificate of Tax Compliance	
• Clerk Certificate	
• Resumes	

1. Statement of Interest

Cotuit Elementary School Feasibility Study

Cotuit Fire District
Prudential Committee
Attn: Mark Lynch

Dear Selection Committee,

ICON Architecture and Halvorson | Tighe & Bond Studio (HTB) are pleased to submit our qualifications for the Cotuit Elementary School Feasibility Study. ICON's mission to *Empower Communities through Purposeful Design Together* harmonizes with civic projects' ultimate need for community support. We have a refined consensus building skill-set that helps projects reach meaningful outcomes. ICON's building assessment, space programming, and architectural expertise will be complemented by HTB's planning, landscape architecture, civil engineering and environmental expertise.

Your project requires a focus on existing conditions and cost data that can be presented in a clear and definitive manner to the community. It also requires creative thinking in terms of potential building and site uses. Building on the studies done to date, we propose delineating the scope into two core or "Baseline" items for the study; one being the building and the second the site. From this, we will develop a series of potential use scenarios and their associated costs. We believe this is the most pragmatic way of communicating the project to the community who are most vested in the site. More on this approach can be found in our *Project Approach + Work Plan* section as well as in the way we are proposing our fee structure.

Developing a scope of work and fee for projects like this is always a challenge. If we have misinterpreted what you are expecting in any way, please let me know. We are happy to work with you to refine the scope and fee to meet your needs.

We welcome the opportunity to work with you on this project. If you have any questions, please feel free to call me directly on my cell phone.

Sincerely,



Ned A. Collier AIA, LEED AP
Sr. Principal, Education Studio + Institutional Practice
ncollier@iconarch.com
(617) 460-7874 (cell)

2. Firm History, Background + Organizational Structure

ICON Architecture is a women-owned (WBE), Boston-based firm of 50 staff founded in 1980. We are a full-service architectural firm with specializations in institutional, multifamily, and adaptive reuse projects. Widely recognized for our vision, creativity, and responsiveness to clients, our principals and senior staff offer the skills necessary to conceive and implement complex projects that require coordination of clients, citizens, and agencies. We bring to our clients an ability to listen carefully, to assimilate and synthesize, and to help build consensus among often-varied interests.

The make-up of the firm includes 8 principals and 46 technical staff, including 22 registered architects, 13 LEED Accredited Professionals, and 5 Certified Passive House Consultants.

Firm Officers:

Michelle Apigian AIA, LEED AP, CPHC, Managing Principal + ESG Director

Matt Marotta AIA, Managing Principal + COO

Janice Marinello, Managing Principal + Chief Financial Officer

Ned Collier AIA, LEED AP, Sr. Principal, Education Studio + Institutional Practice

Kendra Halliwell AIA, LEED-H AP, Associate Principal + Design Team Leader

Dave Stockless AIA, LEED AP, Associate Principal + Project Management Leader

Michelle Waldon AIA, LEED AP, AICP, CPHC, Associate Principal + Project Management Leader

ICON Architecture, Inc.

141 Tremont Street, 7th Floor

Boston, MA 02111

(617) 451-3333 (Front Desk)



3. Key Project Personnel

Resumes can be found at the end of the Appendices starting on Page 39.

Ned Collier AIA, LEED AP (MA Lic. #6560)

Principal-in-Charge, ICON Architecture

Ned has programmed and designed for institutional clients for nearly 40 years. As the founder of ICON's Education Studio + Institutional Practice, Ned has experience with a broad range of stakeholders and their communities. With an unwavering focus and commitment, he successfully works with his clients to achieve the best possible outcomes. Recent notable municipal projects include the renovations of Fitchburg City Hall and Oak Bluffs Town Hall, and the Nashua Center for the Arts—to name a few.

His active projects include the Lincoln Community Center, Brimfield Town Hall, the Dudley House Renovation/Addition, and the Dye Works Renovation.

Ned is available 20% of his time for this project.

Paul DiGiandomenico AIA, MCCPO

Senior Project Manager, ICON Architecture

Leading ICON's Quality Assurance and Quality Control program, Senior Project Manager Paul DiGiandomenico brings over 25 years of experience in delivering complex projects. His extensive knowledge in construction documentation, public bid documents and construction administration in both the public and private sectors has made him the go-to guy in the office. Paul's recent work includes the Fitchburg City Hall Renovation, Building 2 Emergency Repairs for Roxbury Community College, and the DCAMM Energy Upgrades House Doctor Contract.

His active projects include Brimfield Town Hall Renovation/Addition, the Dudley House Renovation/Addition, and Fitchburg Theater Envelope Restoration.

Paul is available 35% of his time for this project.

Mark McKeivitz LEED GA

Project Manager/Space Programmer, ICON Architecture

Mark is the lead space programmer for the Educational Studio + Institutional Practice and brings steady direction early in a project. Mark is an excellent listener and makes abstract client requirements concrete. He has led multiple complex programming and concept design processes for municipal and higher education clients. Mark worked with the City of Fitchburg to bring all their fourteen departments back under one roof - historic City Hall. He helped the end-users for the Town of Sudbury Community Center understand the benefits and synergies of sharing spaces. Mark enjoys learning distinct user needs and emphasizing the unique aspects of every client and project in the built form.

His active projects include the Lincoln Community Center, Brimfield Town Hall Renovation/Addition, and the Dye Works Renovation.

Mark is available 35% of his time for this project.

Robert Uhlig, FASLA, LEED AP

Project Director, Halvorson | Tighe & Bond Studio


Bob Uhlig, FASLA, LEED AP brings more than 38 years of experience to the craft of listening and designing of vibrant, human scaled solutions focused on the seamless integration of art, architecture, and natural systems. He has served as Principal-in-Charge for many sophisticated projects involving site design, engineering and multi-disciplinary challenges and opportunities.

He has led the public engagement, design and implementation strategies for many award-winning projects, including Tuscan Village, 2023 ACEC Engineering Excellence Award, Quincy's Hancock Adams Common, recipient of the 2019 Preservation Mass and 2018 APA-MA Planning Award; Lakewood Cemetery Garden Mausoleum in Minneapolis, 2014 ASLA Award of Excellence; and Atlantic Wharf in Boston, 2012 ULI Global Award of Excellence for sustainable development; South Boston Maritime Park, 2006 ASLA Award of Honor.

Sharon Rooney, AICP, PLA

Principal Planner, Halvorson | Tighe & Bond Studio

Sharon Rooney, AICP, PLA is an APA-certified planner and professional landscape architect who specializes in land use and



community planning, master plans for site development, and climate resilience planning for municipal clients throughout New England. She is the project manager for updates to Local Comprehensive Plans to develop community vision, goals and recommendations actions to guide future growth and resource protection. Sharon coordinates public outreach efforts including community surveys, visioning workshops, and online strategies for community engagement. Facilitates the work of town-appointed communities and stakeholder groups.

Eric Doremus, PE

Project Manager/ Civil Engineer , Tighe & Bond

Eric Doremus, PE specializes in civil and environmental engineering of commercial, municipal, and residential projects. She has extensive experience in land use and infrastructure development engineering, permitting, and construction contract administration, including layout and circulation planning, grading design, and stormwater management system design.

Joseph Ficociello, PLA

Landscape Architect , Halvorson | Tighe & Bond Studio

Joseph Ficociello, PLA has experience in a wide range of management and design roles as a landscape architect. He has overseen projects that include complete streets, urban parks and plazas, waterfront parks, cemetery design, site remediation, and campus master plans and designs. His experience includes working through the complex nature of permitting at both the State and local levels on a range of project sizes and complexities.

Marshall Puffer, PE

Structural Engineer, Tighe & Bond

Marshall Puffer, PE has proven expertise in structural engineering design and project management of both public and private sector projects including large commercial, multi-family, educational, health care facilities, and high-end residential work. Marshall is experienced in analyzing existing structures of various materials (steel, wood, brick, concrete, etc.) and providing existing condition reports with structural improvement recommendations utilizing code-based approaches.

Katie Snyder

HBMA, Tighe & Bond

Katie Snyder is a Senior Environmental Compliance Specialist, specializing in the identification and recognition of hazardous materials and design specifications for the abatement or mitigation of hazardous materials. Her experience encompasses all technical facets of project development, surveying of hazardous atmospheres, troubleshooting, project design, and construction/demolition management.

Andrew Wilkinson, PE

MEP, Tighe & Bond

Andrew Wilkinson's project experience includes Mechanical, Electrical, Plumbing and Fire Protection projects ranging conceptual planning, existing building renovations and new construction. Project types includes Institutional, public/private Multi-Family developments, municipal and commercial construction. With knowledge of the various aspects of construction within the MEPFP industry, Andrew assists the project team communicate clearly and achieve project objectives.

4. Project Approach + Work Plan

Our proposed subconsultant team includes:

Halvorson | Tighe & Bond Studio

- Civil Engineering
- Landscape and Site Master Planning
- Site and HazMat Estimating

Tortora Consulting

- Building Cost Estimating

Halvorson | Tighe & Bond Studio provides professional landscape architecture, site planning and urban design services throughout the Northeast from their Boston studio, with the support of Tighe & Bond's additional offices. Since 1980, Halvorson has helped municipalities, institutions, public agencies and private organizations realize their goals for exemplary landscapes and open spaces.

They have built their practice on a foundation of long-term client relationships, and their principals and staff are dedicated to listening and developing a comprehensive perspective before beginning design work. The studio is known for design commissions that lead to fully realized, lasting projects—a testament to our emphasis on flexible spaces, durable materials and community consensus. Like ICON, they believe the best solutions result from careful investigation and robust collaboration with all those involved in project planning, development, maintenance, and use.

For this project, Halvorson is supported by additional planning, engineering, and environmental staff from Tighe & Bond's Cape Cod offices who bring a wealth of local knowledge and expertise about the Cape's unique development challenges and opportunities presented by the Cotuit Elementary School site.

ICON is currently working with Halvorson | Tighe & Bond Studio on several major multifamily housing projects.

We have worked with Tortora Consulting on multiple projects and feasibility studies, many of which are included in our project examples.

PROJECT APPROACH

We understand that there are two primary objectives for your project:

1. Determining the cost of three scenarios.
 - A. Demolition and Site Restoration.
 - B. Full Adaptive Use (less modular construction).
 - C. Partial Adaptive Use (maintain multipurpose room and adjacent spaces) and Recreational Site Development.
2. Understanding the potential uses of the building and/or the site.

Architectural Approach

For the existing building, our approach is an on-site building assessment, verification and edits to existing assessments, and documentation to enable cost estimating. Simultaneously, we will be developing a base architectural model to use during the "Use Analysis" task.

In reviewing the available project documents and history to date, we propose developing a "Baseline" conceptual cost for bringing the existing building up to building, energy, and accessibility codes for scenarios B and C. We have employed this strategy on several municipal existing building projects with great success. It has helped communities understand that there is a first cost associated with rehabilitation of a civic asset irrespective of the ultimate use.

Specifically for Scenario B, we will work with you to develop a range of use options and the potential added costs for each option (community center, senior center, recreation center, museum, etc.). The "Baseline" cost becomes a constant and the undetermined uses the variables.

Additionally, we propose separating the potential site costs from the building costs. Site costs can widely vary. Separating the site and the building will allow the community to understand how each contributes to the total project cost. This strategy was particularly effective for our Lincoln Community Center study illustrated in our **Relevant Experience** section. Similar to the building use options noted above, we propose developing several site use options.

Civil Approach

Working closely with Icon Architecture and our planning and landscape architecture team, we will help to develop three potential concepts for the site. The following tasks will be performed:

- Attend a project kickoff meeting via teleconference with the design team and project stakeholders.
- Review available site plans, historical records, and prior reports made available to Tighe & Bond.
- Visit the site on one occasion and perform a site assessment to include a visual review of site elements (sidewalks, paving, etc), ADA/MAAB accessibility, drainage patterns, and visible utilities.
- Prepare a limited existing conditions site memo based off our onsite review.
- Prepare brief site improvement design narratives for the baseline condition and two use options.
- Prepare up to three (3) sitework Opinion of Probable Construction Costs (OPCC's) to be included in the overall cost estimation prepared by others.
- We have included up to six (6) virtual meetings with the design team and project stakeholders.
- It is assumed that Icon Architecture will be developing the plans necessary for review with the Cotuit Fire District.

Landscape Architecture Approach

With more than 40 years of master plan experience, our team has developed a time-tested project approach which is customized to suit each site's unique character and each towns' unique project goals. Comprehensive site planning and design are essential to a project's successful outcome. We help clients evaluate site development criteria based on each project's unique needs. We approach this by analyzing existing site features and program requirements with a mindset of providing options that enhance the layout and relationship between the buildings and programmable outdoor spaces through:

- Considering the past, present, and future to understand the cultural history of the site and its development, what has changed, and how we can thoughtfully integrate future uses and demands into the plan.
- Crafting a public engagement process that is concise, well organized, and meaningful, as stakeholders are the future caretakers of the farmstead, open space and amenities.
- Developing a plan that unites multiple opportunities: recreation, education, agricultural and cultural activities for all ages, connectivity, infrastructure, and fun.
- Creating a flexible, compelling vision that achieves and sustains public support.

Structural Approach

During the Assessment Phase, the existing building structure will be reviewed onsite, the general condition of structural members readily and safely available to view will be recorded along with any noticeable deficiencies. Tighe & Bond will review the proposed design concepts and provide a structural narrative to the structural design and Code impact to these concepts.

All repairs, alterations, changes of occupancy, additions to and relocations of building structures must conform to the requirements of Chapter 34: Existing Buildings of The Tenth Edition of the Massachusetts State Building Code amendments the 2021 International Building Code. Chapter 34: Existing Buildings specifically amends the 2021 International Existing Building Code. These documents will be collectively referred to as the "Code" in this proposal. Tighe & Bond will provide structural services in conformance with Code. The following tasks will be performed during the Feasibility Phase:

- Attend a project kickoff meeting via teleconference with the design team and project stakeholders.
- Review available building plans, historical records, and prior reports made available to Tighe & Bond.
- Visit the site on one occasion to review the structural elements of building readily and safely available to view.
- Prepare a limited existing structural conditions memo based off our onsite review and a Code assessment report. Brief design narratives for potential options the structure will be included.
- Meet with the design team and project stakeholders to review the findings of the memorandum and potential next steps.

Hazardous Building Materials Approach

During the Assessment Phase a full review of existing HBMA documentation will be done to identify potential data gaps. Documentation review will include but not be limited to historic inspection and reinspection reports, AHERA Asbestos Management Plans, asbestos abatement documentation and documentation pertaining to recent renovations. Deliverable

will include remediation recommendations for Baseline and Development Options. It is assumed that pricing for remediation will be provided by others.

MEP Approach

Tighe & Bond understands that the existing Cotuit Elementary School is approximately 18,500 Gross SF of occupied building area which is located on approximately 8.5 acres within the Village of Cotuit, MA. The building is currently unheated throughout the year and is not occupied for public or private use.

Based on the initial materials provided, we understand that the existing facility has a municipal water service for potable water supply, and on-site dedicated septic tank which is longer functional. The building also does not currently have functional HVAC systems and has not been provided with a dedicated fire protection sprinkler system throughout the building. Tighe & Bond will provide the following scope of services:

- Review available historical documents/design plans and/or as-built drawings.
- Perform a site visit to review and observe existing equipment and systems on site.
- Provide up to three (3) system recommendations/summaries for the MEPFP systems based on the (3) project scenarios. Scenarios include:
 - Full Demolition & Site Restoration
 - Full Adaptive Use
 - Partial Adaptive Use with Recreational Site Restoration.
- Review impact to existing electrical infrastructure and available capacity based on anticipated electrical equipment loads for replacement system recommendations.
- Review potable water and sanitary waste requirements and system recommendations based on replacement system recommendations.
- Review Third Party Cost-Estimations based on stated options and recommendations.
- Attend two (2) virtual meetings to discuss report findings and basis of design for replacement systems.

WORK PLAN

Assuming the contract is awarded at the end of January, completing the study in April allows our team approximately 10 to 12 weeks. Based on the tasks outlined in the RFP, we propose the following schedule and deliverables (with additional details above).

Summary Work Plan and Schedule

Task	Schedule	Deliverable
Task 1: Building and Site Evaluation and Cost Estimating	Feb 3 - March 7 (5 weeks)	Assessment Report for Pricing Cost Estimates for Three Scenarios
Task 2: Use Analysis	Feb 17 - March 28 (6 weeks)	Three to five use scenarios Cost Estimates for Use Scenarios
Task 3: Water Quality	(concurrent with Task 1)	
Task 4: Hazardous Materials Remediation Pricing	(concurrent with Task 1)	HazMat Cost Estimate
Task 5: Presentation of Findings and Recommendations	March 31 - April 25 (4 weeks)	Draft Report: April 11, 2025 Final Report: April 25, 2025

5. Relevant Experience

ICON Architecture

Lincoln Community Center Study + Design

Town of Lincoln, MA

Town Hall Renovation Study + Design

Town of Oak Bluffs, MA

Senior Center Renovation + Addition

Town of Sturbridge, MA

Old Fire Station Community Building Renovation Study

Town of Orleans, MA

Fairbank Community Center Renovation/Addition Study

Town of Sudbury, MA

Town Hall Renovation/Addition Study + Design

Town of Brimfield, MA

Halvorson | Tighe & Bond Studio

Cape Cod Technical High School

Town of Harwich, MA

Kittery Community Center Master Plan + Design

Town of Kittery, ME

Town Center Planning

Town of Boxborough, MA

Cummington Berkshire Trail School Feasibility Study

Town of Cummington, MA

Gardner Waterford School Community Center Feasibility Study

City of Gardner, MA

Boylston Senior Center Feasibility Study

Town of Boylston, MA

COMMUNITY CENTER

TOWN OF LINCOLN, MA
ICON Architecture

The new Community Center serves a multi-generational population with programs and services offered by the Council on Aging & Human Services, the Parks & Recreation Department, and the Lincoln Extended-Day Afterschool Program (LEAP).

Flexibility was a key design driver. A series of shared spaces include a divisible multipurpose room with a full kitchen, a fitness room, an activities room, a classroom, and the Community Gathering space at the heart of the plan.

The community values connections between the indoors and outdoors. The building is designed to be fully daylighted, and all the shared spaces have direct visual and physical connections to the surrounding landscape. There are three primary outdoor spaces: the East Play Space (including the Community Gathering Patio), the North (Senior) Patio and Garden, and the West Entry Patio (featuring a rain garden).

The building is designed to Passive House building envelope standards, all-electric, and net-zero ready. Particular attention has been paid to managing embodied carbon in material selection, construction management, and building operations.

Size: 19,750 GSF
Total Project Cost: \$24.1M
Estimated Construction Cost: \$20M
Estimated Completion Date: 10/2026



AERIAL VIEW



COMMUNITY GATHERING SPACE



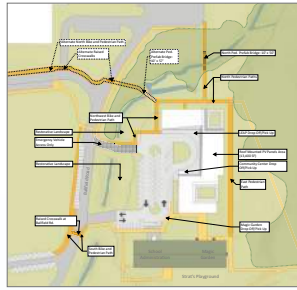
MULTIPURPOSE ROOM



MAIN ENTRANCE PICK-UP/DROP-OFF

**100% OPTION: UP TO \$25M
COURTYARD CONCEPT**

- Estimated Project Cost: \$23.032M
- New Construction | 1-Story
- All Pods Demolished



OPTION 1: 100% SCHEME
SIT PLAN
SCALE 1" = 40'

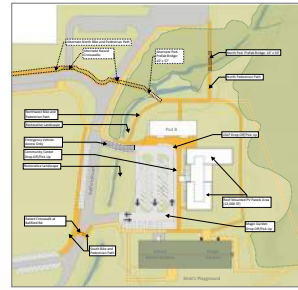
Total Square Footage	19,500
Total Parking Spaces	88
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓



Floor Plan

**75% OPTION: UP TO \$18.75M
1-STORY CONCEPT**

- Estimated Project Cost: \$18.75M
- New Construction | 1-Story
- Pod B Renovated | Pods A & C Demolished



OPTION 1: 100% SCHEME
SIT PLAN
SCALE 1" = 40'

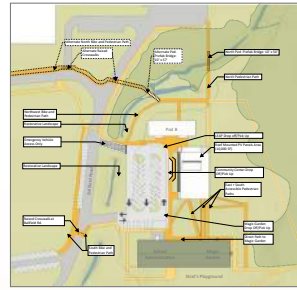
Total Square Footage	12,540
Total Parking Spaces	87
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓



Floor Plan

**75% OPTION: UP TO \$18.75M
2-STORY CONCEPT**

- Estimated Project Cost: \$18.72M
- New Construction | 2-Story
- Pod B Renovated | Pods A & C Demolished



OPTION 1: 100% SCHEME
SIT PLAN
SCALE 1" = 40'

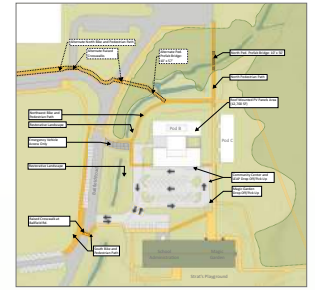
Total Square Footage	12,890
Total Parking Spaces	87
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓



Second Floor Plan

**50% OPTION: UP TO \$12.5M
RENO + ADD CONCEPT**

- Estimated Project Cost: \$12.5M
- Addition to Renovated Pod B



Sit Plan

Total Square Footage	10,790
Total Parking Spaces	87
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	✓
In Unrenovated Pod C	✓
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
No Activity Room	✓
No Staff Break Room/Toilets	✓



Floor Plan

HIGH, MEDIUM, AND LOW COST OPTION COMPARISON FOR STATE OF THE TOWN MEETING

LINCOLN COMMUNITY CENTER FEASIBILITY STUDY PHASE

The community center shares a site with the middle school. Our charge in the Feasibility Study was to develop three concepts at different construction costs: low, medium, and high. The scope of work included evaluation of the available site and abutting existing buildings, architectural space programming for the Council on Aging & Human Services, Parks & Recreation Department, and Lincoln Public School's pre- and after-school programs. The complex site includes wetlands, a perennial stream, and steeply sloping terrain. ICON participated in more than 30 public meetings in the year leading up to the Annual Town Meeting.

FLOOR PLAN KEY

1. COMMUNITY GATHERING
2. COUNCIL ON AGING & HUMAN SERVICES
 - a. Multipurpose Room (divisible x 3)
 - b. Offices
 - c. Kitchen
3. PARKS & RECREATION DEPARTMENT
 - d. Activity Room
 - e. Conference Room
 - f. Fitness Room (divisible x 2)
4. LINCOLN EXTENDED-DAY AFTERSCHOOL PROGRAM (LEAP)
 - g. Program Room 5-8
 - h. Program Room K-1
 - i. Program Room 2-3
 - j. Program Room 3-4



FLOOR PLAN WITH PATIOS

TOWN HALL

TOWN OF OAK BLUFFS, MA
ICON Architecture

PROJECT DESCRIPTION

The Town Hall was in an old school building first constructed in 1938, then significantly expanded in the 1960's. After a detailed assessment of the existing building, the design team was determined that the existing heavy timber roof construction, floors, and exterior walls could be retained. The design inserts a new steel and heavy timber structure and an additional floor within the existing building footprint.

The main project goals were to create a modern, healthy work environment for the Town staff and Oak Bluff's community, to reduce energy loads and greenhouse gas emissions, and to create a fully accessible, welcoming, and well-organized community services center. Town Hall is entered from School Street, from which all services can be accessed. Straightforward wayfinding was an important design consideration. Upon entering the lobby, the transaction counters for the Treasurer/Tax Collector and Clerk are directly ahead flanking a stair leading down to the public meeting rooms. The elevator is to the right and an open stair leads to a second-floor balcony with the building, planning, and public health departments, and the conservation commission.

Town Hall can also be entered from the parking area behind the building (shared with the Oak Bluffs Public Library). At the lower level, the Town meeting rooms can be accessed, even when the administrative offices are closed. The connecting stair between the floors and the elevator can be closed off for security. The Board of Selectmen meeting room houses up to 85 occupants when configured for board meetings. A second meeting room seats 12 when configured with central conference table.

Size: 17,320 GSF

Construction Cost: \$11.0M

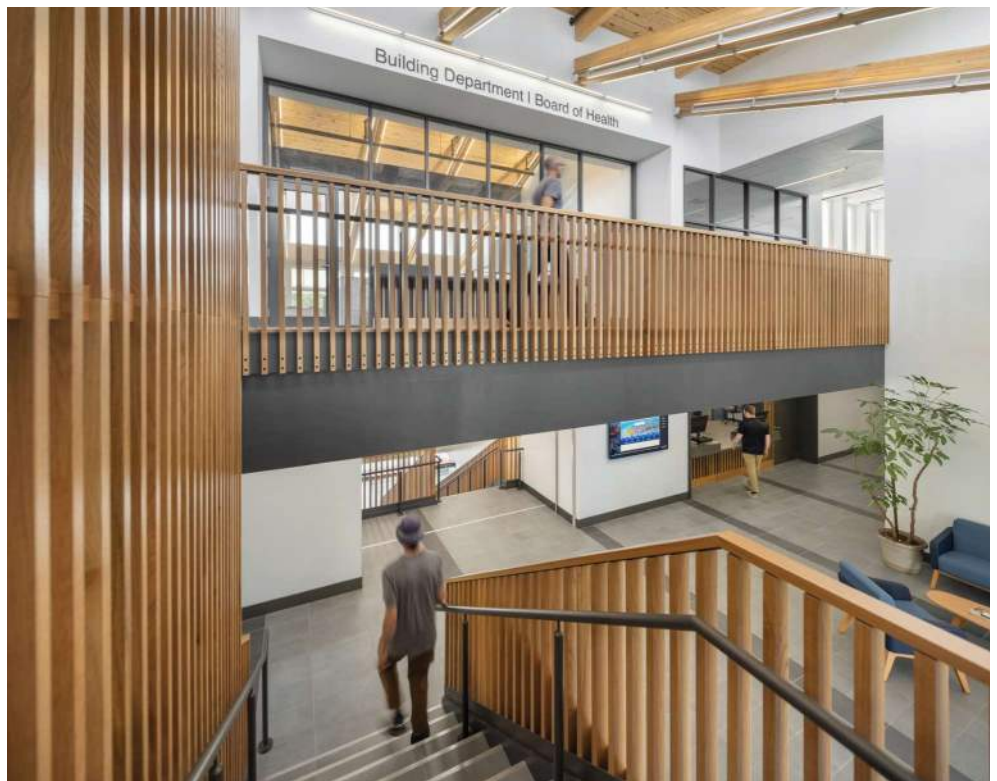
Completion Date: January 2022



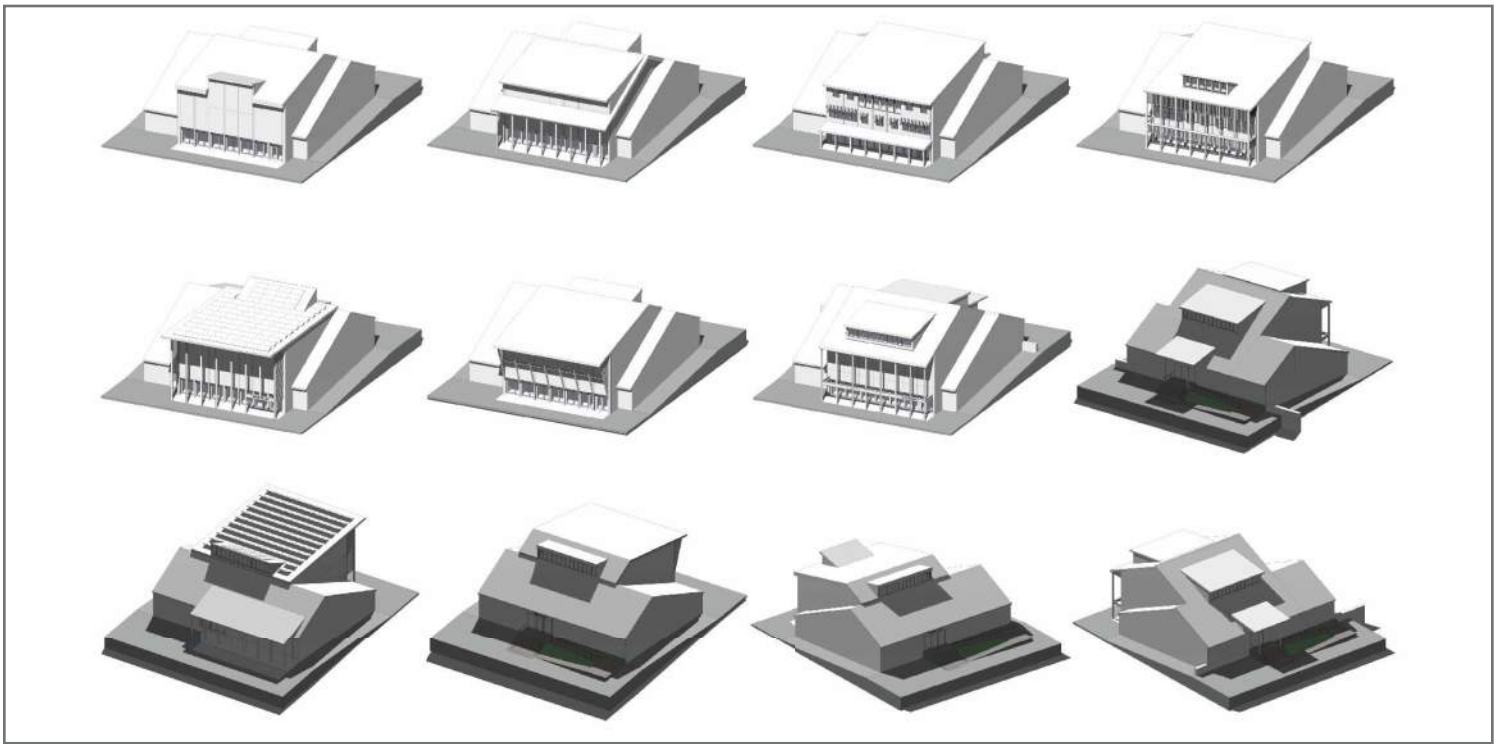
BEFORE



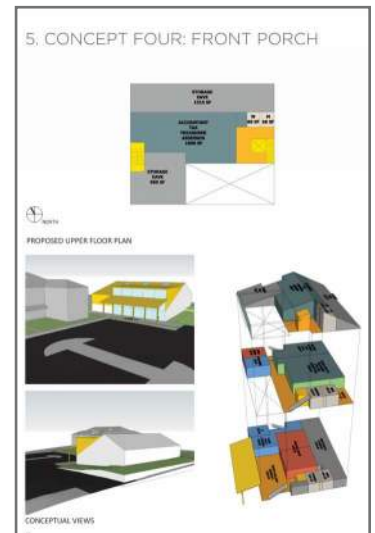
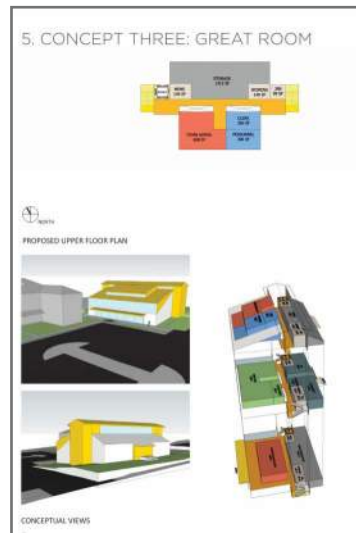
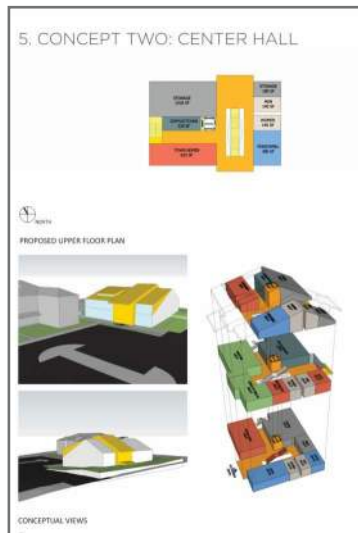
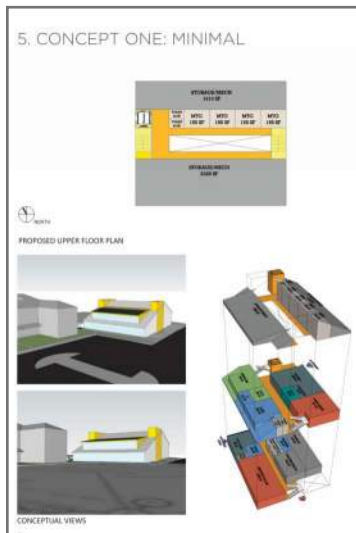
AFTER



LOBBY



MASSING STUDIES



FEASIBILITY STUDY CONCEPTS

OAK BLUFFS TOWN HALL FEASIBILITY STUDY PHASE

The Town Hall had undergone several studies for all new construction. Each failed at Town Meeting. ICON was asked to evaluate the potential for reusing the existing building. Several tasks were done concurrently: site/context analysis, architectural space programming, and an existing building assessment. Space efficiency was an important goal. Using our “wants and needs” programming methodology, ICON successfully reduced the gross building area from prior studies. Sustainable design was also an important feature of the study. In addition to the benefits of adaptively reusing the existing building, the study proposed integrating Passive House design standards. This included continuous exterior insulation, increased envelope air tightness, and high-performance windows.



SUSTAINABLE DESIGN ANALYSIS

SENIOR CENTER

TOWN OF STURBRIDGE, MA
ICON Architecture

PROJECT DESCRIPTION

The existing Senior Center occupied the Snellville District #2 Schoolhouse built in 1874. Designed in the Italianate style, the building is constructed with load bearing brick walls set on a granite block foundation. It served as a primary school and meeting room until around 1949 when it transitioned to a meeting place for the Veterans of Foreign Wars, the Sturbridge Art Association, and the Civic Defense for Storage. T Snellville has served as the Sturbridge Senior Center Council on Aging since 1979.

The project doubled the size of the center through a 7,735 GSF addition and the renovation of the schoolhouse, for a total of 13,775 GSF, excluding the existing 3,000 GSF basement. The addition houses a new entry with a covered drop-off area, reception, lounge, restrooms, offices, and a multipurpose room and kitchen. The first floor of the existing building is an open exercise room. The second floor includes a large group meeting room, the Game Room, flexible office space, and a “puzzle room” in the addition overlooking the lounge. The original schoolhouse exterior has been restored, and the interior monumental stair retained and refurbished to meet code and accessibility requirements.

Total Project Cost: \$13.1M
Construction Cost: \$11M
Completion Date: 02/2025



VIEW FROM MAIN STREET



VIEW FROM ARNOLD ROAD



ENTRY/DROP OFF



MULTIPURPOSE ROOM

COMMUNITY CENTER
TOWN OF ORLEANS, MA
ICON Architecture

FEASIBILITY STUDY

Constructed in 1925, the Orleans Fire Station is one of the last remaining original fire houses on the Cape. Located in Orleans village center, the historic rehabilitation project will provide a flexible community room, a space for the youth program Nauset Together We Can, a catering kitchen, meeting room, public restrooms, and a home for the Chamber of Commerce.

4,700 GSF

A BUMP IN THE ROAD:

Funding for the project depended on Historical Commission design approval. After a lengthy process, the Commission determined that the building was not of sufficient historical significance to merit supporting the project.

COMMUNITY CENTER WITH HOUSING

The project has a new life as a model for Orleans Village small-scale affordable housing over commercial space. Because the land is Town-owned, the project will be jointly funded by the Town and the Affordable Housing Trust. The current plan incorporates the community program spaces from the prior study, but in new construction with six housing units above.



APPARATUS BAY OPENING TO PUBLIC PARK



RESTORED FIRE STATION FROM MAIN STREET



COMMUNITY CENTER WITH HOUSING ABOVE FROM MAIN STREET

FAIRBANK COMMUNITY CENTER

TOWN OF SUDBURY, MA

ICON Architecture

The Town of Sudbury charged ICON Architecture to accomplish a feat that two previous firms had not achieved: secure public funding for the Fairbank Community Center. The existing Fairbank Community Center is an amalgamation of three buildings: a 1958 elementary school, a 1987 swimming pool addition, and a 1989 senior center. Building stakeholders include the Senior Center, Recreation Department, and Town of Sudbury Public Schools administration offices.

ICON reviewed past proposals, assessed existing conditions, and led the stakeholders through the programming process. We developed a building program and adjacency diagrams that provide each group with their mission-based space requirements along with equal access to shared spaces. We encouraged the stakeholders to focus on identifying space sharing opportunities to avoid over-building and increase space utilization. Shared spaces contribute to managing the project's cost and enhance community interactions. Leaders from the Senior Center, Recreation Department and Sudbury Public Schools worked hard to determine what the shared spaces would be and how they would be used – the resulting new building program pleased all stakeholders and town officials.

We led the Town and end-users through a detailed cost estimating process. We enumerated the soft and hard costs included in the project; the pluses and minuses and costs of various project delivery methods, and what different levels of funding could achieve for a renovation vs. new construction, always focusing on what the realistic true total project cost would be. In the end, ICON and the end-users got the ballot passed Town Meeting, and the Town funded a new Fairbank Community Center.

Size: 42,000 GSF

Total Project Cost: \$24.1M

Estimated Construction Cost: \$20M

Feasibility Study Completed: 10/2020



TOWN HALL
TOWN OF BRIMFIELD, MA
ICON Architecture

PROJECT DESCRIPTION

Town Hall, built in 1878, is a fine example of Stick style, designed by Springfield architect Eugene Clarence Gardner. It is a contributing building to the Brimfield Center Historic District, listed on the National Register of Historic Places in 2006.

Gardner was noted both for the architectural influence of his extensive practice as well as his writings on the American home. Gardner was the most notable architect of Springfield.

The building is currently vacant. The current project will return the town administration to Town Hall. The building's exterior will be restored and an addition will replace a 1932 stage-house addition.

The proposed addition extends the existing building's central hallway for architectural continuity and clear wayfinding. The open end of the corridor anticipates a future addition and allows southern light in. A new accessible main entrance is created between the new and old on the first floor. This entrance faces the primary parking lot and the department service desks face on it. A secondary entrance is located on the floor below (facing a smaller parking lot). This will be the primary employee entrance, gives a discrete entrance for the Veterans' Office and the local cable access station.

Size: 10,500 GSF
Est. Total Project Cost: \$9.5M
Est. Construction Cost: \$7.3M
Feasibility Study Complete: 03/2025



RESTORED TOWN HALL LOOKING EAST



TOWN HALL ADDITION LOOKING NORTH



RESTORED TOWN HALL LOOKING SOUTH



PROPOSED FLOOR PLANS

CAPE COD REGIONAL TECHNICAL HIGH SCHOOL

HARWICH, MA

Halvorson | Tighe & Bond Studio



PROJECT DESCRIPTION

Cape Cod Regional Technical High School (CCRTHS) acquired approximately 34 acres of land for development into an Animal Sciences and Environmental Technology program campus. Halvorson Tighe & Bond developed the campus master plan working closely with CCRTHS to develop a curriculum program that would inform site amenities, layout and campus design typology. The campus will be used by approximately 80 students and four staff members. The master plan included sizing and siting of classroom and science lab buildings, barn structures and animal pens. The plan also incorporated design measures to promote safe site circulation for passenger vehicles, buses, and maintenance

vehicles, and parking facilities for staff and visitor vehicles as well as school buses. The guiding principle was to integrate facilities into the natural features of the site, blurring the line between interior and exterior spaces and organizing exterior spaces around the unifying 'Fluvial Spine', a pedestrian corridor that weaves its way between and through buildings and exterior spaces.

Programming

- (A) PRIMARY VEHICULAR CIRCULATION
- (B) PARKING
- (C) PEDESTRIAN CIRCULATION
- (D) BUILDING SITE 1
- (E) BUILDING SITE 2
- (F) BUILDING SITE 3
- (G) CAMPUS CORE/ AMPHITHEATER
- (H) FORESTRY AREA



Program Diagram

- (A) VETERINARY SCIENCE BUILDING
 - ONE STORY BUILDING
 - APPROX. 5,500 SF
 - CLASSROOM
 - LAB ROOM
 - KENNEL FOR UP TO 10 DOGS
 - OFFICE SPACE
 - STORAGE/ LAUNDRY
 - GROOMING
 - EXAM ROOM
 - SURGERY ROOM
 - BATHROOMS
- (B) ENVIRONMENTAL SCIENCE BUILDING
 - ONE STORY BUILDING
 - APPROX. 5,500 SF
 - CLASSROOM
 - LAB ROOM
 - OFFICE SPACE
 - STORAGE
 - BATHROOMS
- (C) COMMUNAL BUILDING
 - ONE OR TWO STORY BUILDING
 - APPROX. 2,000 SF
 - CONFERENCE ROOM
 - FLEX SPACE/ EATING AREA
 - STAFF ROOM
 - STORAGE
 - BATHROOMS
- (D) OUTDOOR AMPHITHEATER
- (E) OUTDOOR FLUVIAL SPINE KNOWLEDGE SKILLS
- (F) FORESTRY AREA



KITTERY COMMUNITY CENTER | MASTER PLAN + DESIGN

KITTERY, ME

Halvorson | Tighe & Bond Studio

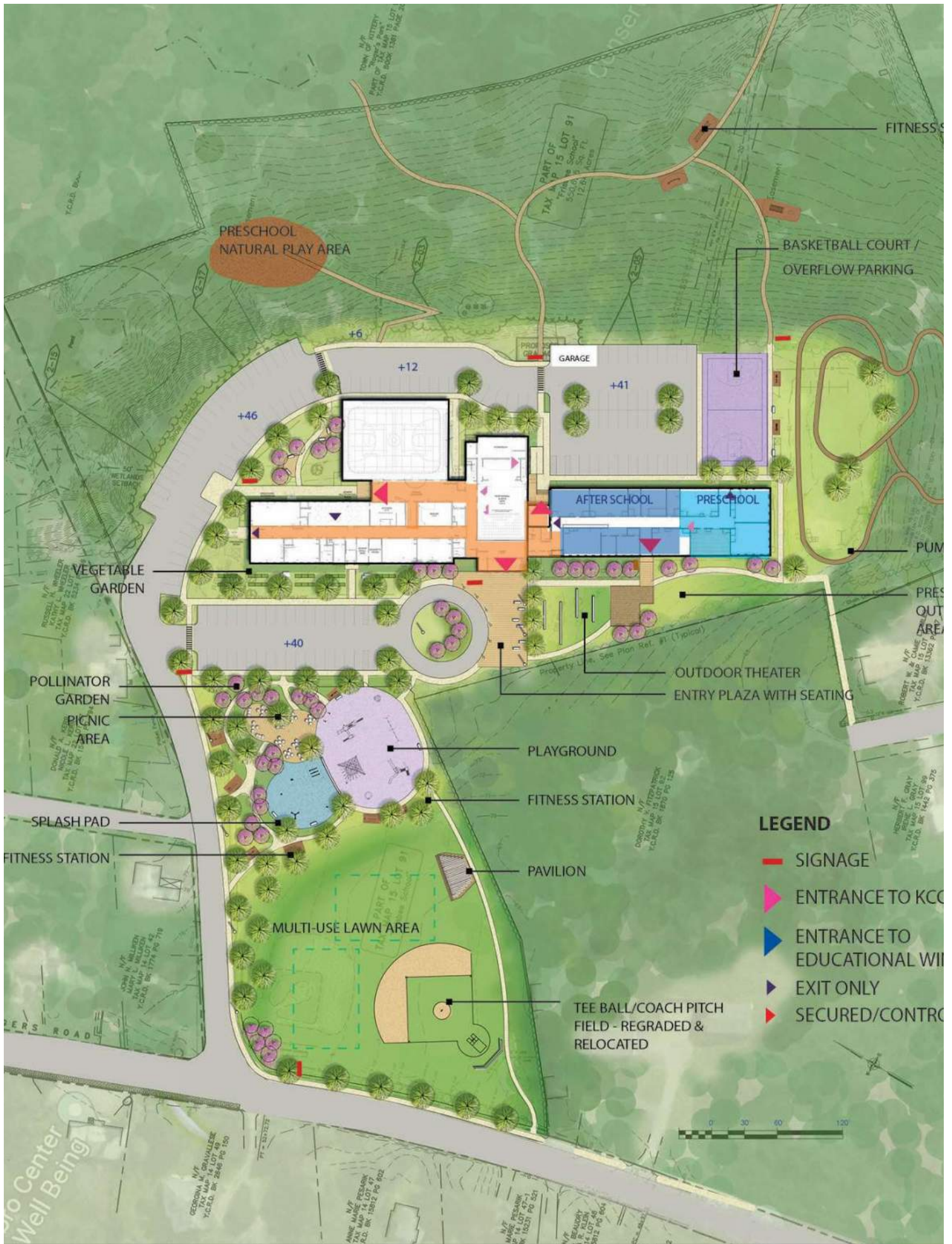


PROJECT DESCRIPTION

The Kittery Community Center is the hub of the community and offers a variety of programs and amenities that are responsive and cater to residents of all generations. The building and site has evolved from being a prior school building with several additions to now its current function as a community center which has resulted in a number of challenges to both interior and exterior uses and circulation. This has resulted in an underutilized site with aged and deteriorating play amenities; lack of safe, accessible pedestrian circulation and amenities to enjoy the outdoors and the lack of correlation between outdoor spaces and interior programs.

Halvorson | Tighe & Bond Studio immersed themselves in collaborative brainstorming sessions with the staff and building stakeholders. We gathered information to better understand the strengths and weaknesses of the center and its site and its responsiveness to the needs and uses of the stakeholders and community. We engaged in a dialogue with the Board of Kittery Community Center to review both “what we heard” and to share our initial thoughts on the possibilities for building and site enhancements. The master plan recommendations provide a short and long term plan for transformation and enhancements to: (1) refresh identity, branding and wayfinding for residents and visitors, (2) improve vehicular circulation and parking capacity, (3) clearly identify entrances and pedestrian connections to the building, site, adjacent neighborhoods and natural park

(4) relocate areas of family gathering, active play, multi-use sport field and event space to the front of the building inviting and visible from Rogers Street, (5) establish an outdoor educational and performance area adjacent to the indoor theater, (6) provide a renewed and refreshed area of youth related recreation and interaction on the north of the building and connecting to Rogers Park beyond, and (7) creation of a perimeter pathway and fitness stations. The master plan, informs and provides recommendations to both interior and exterior programs which will transformed how the building and site seamlessly function to support one another as a valued community asset that provides both active and passive recreation, education and social opportunities and programs for all ages.



Cotuit Elementary School Feasibility Study

TOWN CENTER PLANNING

BOXBOROUGH, MA

Halvorson | Tighe & Bond Studio

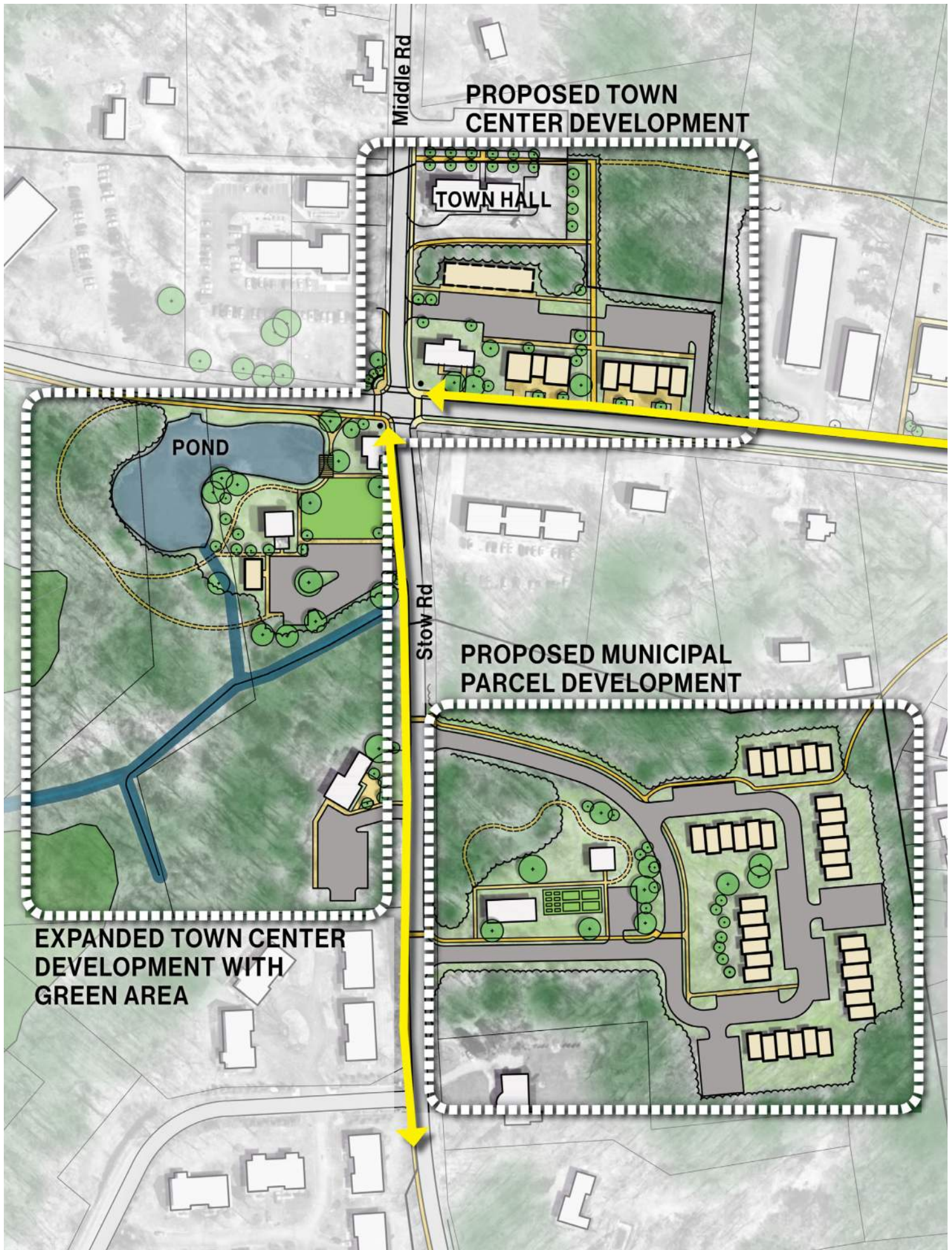


PROJECT DESCRIPTION

Tighe & Bond collaborated with the Town of Boxborough in preparing conceptual plans and recommendations to revitalize its Business and Town Center zoning districts, with the goal of creating a new town center. These zoning districts encompass approximately 265 acres or 0.4 square miles of both undeveloped and developed land, buildings, and infrastructure. Services included an assessment of the capacity of the area's infrastructure for development as well as examination of environmental and regulatory constraints, to allow accommodations for town center development. Tighe & Bond facilitated a community charette which allowed for an in-depth understanding of community desires

and concerns.

The developed conceptual plans depicted alternative development scenarios. The plan also included case studies of best practices from other rural communities.



BERKSHIRE TRAIL SCHOOL FEASIBILITY STUDY

CUMMINGTON, MA

Tighe & Bond



PROJECT DESCRIPTION

Tighe & Bond was engaged by Austin Design Cooperative, Inc. to provide a feasibility study for the Town of Cummington for the Berkshire Trail School. The school was built in 1951 and received a major renovation and addition in 1989. The total building square footage is around 24,000 SF.

The school closed in 2015 due to declining enrollment, and is currently vacant. The Town was interested in understanding the potential of renovation and repurposing of the existing school for a new productive use. The study included the following programming options of town offices, office space rentals, co-working space, and a daycare or pre-school.

The study also included utilizing the existing commercial kitchen for potential food service for locals. Tighe & Bond provided mechanical, electrical, plumbing, fire protection, structural, and a hazardous building material assessment. The mechanical study included evaluating the addition of air-conditioning to the building, a potential boiler upgrade, and exploring the conversion of the mechanical systems to air source heat pump or electric heat. The electrical study included a high-level summary of lighting upgrades throughout the building to improve efficiency and accommodate the new building layout, and evaluate the existing electrical service to the building the the potential mechanical upgrades. The fire protection evaluation

included a high level summary of what would be required to provide a full sprinklered building. The structural evaluation included a review of the existing building components and the feasibility for renovating the structures for the future programming. The deliverable included a feasibility report based on conceptual renovation plans developed by Austin Design Cooperative, adequate for pricing by a cost estimator.

WATERFORD SCHOOL COMMUNITY CENTER FEASIBILITY STUDY

GARDNER, MA

Tighe & Bond



PROJECT DESCRIPTION

Tighe & Bond provided a comprehensive assessment of the existing conditions at the former Waterford Street School Building. The primary focus of the building assessment was to visually assess and identify existing conditions of architectural, structural, electrical, mechanical, and site/civil components.

The goal was to provide professional recommendations to correct problems by means of general repair or replacement/rehabilitation of critical building components and by modernization or expansion of the buildings to better meet current and future needs. The assessment considered existing HVAC systems and the feasibility of replacements or additional units. Additional considerations were current building codes, accessibility, and life safety. Hazardous building material assessments were also performed where encountered during field survey.

Tighe & Bond provided a detailed report of the Community Center, identifying required repairs, replacements and upgrades, and recommended renovations. The report also included an Opinion of Probable Construction Costs.

SENIOR CENTER FEASIBILITY STUDY BOYLSTON, MA

Tighe & Bond



PROJECT DESCRIPTION

Tighe & Bond was engaged by Austin Design Cooperative to provide a feasibility study for the Town of Boylston. Tighe & Bond provided an assessment of the existing mechanical, electrical, plumbing, and fire protection in support of the renovation of the existing John B. Gough building to be converted to the Town's Senior Center. The building was built in 1948 and is listed as a National Historic Landmark. The building is approximately 12,000 SF and has undergone a partial renovation to reflect the building's original appearance and features as it was when it was first built, and the remainder has been gutted to accommodate the future programmatic needs.

The renovated building is intended to include a new three-level elevator, commercial kitchen, office space, gym and activity spaces. In addition to the building systems assessment, Tighe & Bond also provided a hazardous building material assessment and a site/civil assessment to identify potential reuse scenarios for parking, walkways, and site-related ADA-compliance needs. Following the building and site assessment, Tighe & Bond coordinated with Austin Design Cooperative to develop conceptual renovation alternatives. This included a review of potential mechanical and electrical system upgrades for compatibility with the building renovations. Tighe & Bond provided a technical

memorandum summarizing the findings of our conditions assessment and recommendations for upgrades to existing systems, along with conceptual schematic design level drawings indicating major equipment locations. The Town intends to move forward with the building renovation and Tighe & Bond is currently working on a proposal to provide construction documents through construction administration services.

References

ICON Architecture

Dan Pereira

Assistant Town Manager
Town of Lincoln
(781) 259-2603
pereirad@lincolntown.org
Project: Lincoln Community Center

Leslie Wong

Sturbridge Council on Aging, Director
Main line: (508) 347-7575
Direct line: 774-304-1475
lwong@sturbridge.gov
Project: Sturbridge Senior Center

Bob Whritenhour

Yarmouth Town Administrator
Former Oak Bluffs Town Administrator
(508) 398-2231 ext:1271
rwhritenour@yarmouth.ma.us
Project: Oak Bluffs Town Hall

Halvorson | Tighe & Bond Studio

Dr. Robert P. Sanborn III

Superintendent/ Director
Cape Cod Regional Technical High School
508-432-4500
Email: bsanborn@capetech.us
Project: Cape Cod Regional Technical High School

Jeremy Paul

Community Center Director
Town of Kittery, ME
Tel (207) 439-3000
Email: jpaul@kitterycommunitycenter.com
Project: Kittery Community Center Master Plan + Design

Alexander Wade

Dir. of Land Use & Permitting/Town Planner
(978) 264-1723
awade@boxborough-ma.gov
Project: Boxborough Town Center Planning

Tom Chalmers, AIA, NCARB

Austin Design Collaborative
tom@austin.design
617-538-7886
Projects: Boylston Senior Center and Berkshire Trail School

- Fee Proposal
- Certificate of Non-Collusion
- Certificate of Tax Compliance
- Clerk Certificate
- Resumes

Fee Proposal

	Fee by Discipline	Task Sub-Total
Task 1: Existing Conditions Assessment/HazMat		
ICON	\$17,520	
Halvorson Tighe & Bond		
• Civil	\$4,000	
• Landscape	\$1,500	
• Planning	\$1,000	
• Structural	\$3,000	
• MEP	\$6,500	
• HazMat	\$4,400	
Sub-Total		\$37,920
Task 2A: Baseline Building Cost Estimate		
ICON	\$5,520	
Tortora	\$15,000	\$20,520
Sub-Total		
Task 2B: Use Options/Drawings		
ICON	\$13,820	\$13,820
Task 2 C: Use Options Cost Estimates		
ICON	\$5,520	
Tortora	with above	
Sub-Total		\$5,520
Task 2D: Baseline Site Development		
Halvorson Tighe & Bond		
• Civil	\$3,000	
• Landscape	\$3,000	
• Planning	\$1,000	
• Structural	\$2,500	
• MEP	\$2,200	
Sub-Total		\$11,700
Task 2E: Baseline Site Development Cost Estimate		
Halvorson Tighe & Bond		
• Civil	\$1,500	
• Landscape	\$1,500	
• Structural	\$1,000	
• MEP	\$1,000	
Sub-Total		\$5,000
Task 3A: Site Development Options		
Halvorson Tighe & Bond		
• Civil	\$5,500	
• Landscape	\$8,500	
• Planning	\$2,000	
• MEP	\$4,215	

Sub-Total		\$20,215
Task 3B: Site Development Options Estimates		
Halvorson Tighe & Bond		
• Civil	\$3,000	
• Landscape	\$1,500	
• MEP	\$1,000	
Sub-Total		\$5,500
Estimated Reimbursable Expenses		\$2,000
TOTAL		\$122,195



BILLING RATES

Hourly billing rates are effective January 1, 2025, and subject to change annually. The hourly fee schedule for professional services performed on a *Time and Expense* basis is as follows:

Billing Rates

	<u>2025</u>
Principal III	\$375.00
Principal II	\$330.00
Principal I	\$310.00
Associate Principal	\$260.00
Senior Project Manager II	\$230.00
Senior Project Manager I	\$215.00
Licensed Project Manager II	\$200.00
Licensed Project Manager I	\$195.00
Project Manager II	\$195.00
Project Manager I	\$190.00
Senior Project Designer	\$190.00
Licensed Professional III	\$165.00
Licensed Professional II	\$145.00
Licensed Professional I	\$130.00
Professional III	\$160.00
Professional II	\$140.00
Professional I	\$125.00
Technical/Drafter	\$110.00
Director of Interior Design	\$210.00
Senior Interior Designer	\$160.00
Junior Interior Designer	\$130.00
Admin	\$95.00
Intern	\$90.00

Expenses

Expenses including reproduction, postage and delivery, telephone, model supplies and travel are billed at our cost-plus fifteen percent (15%).

2025 FIXED HOURLY RATE SCHEDULE



TECHNICAL PROFESSIONALS

Senior Vice President	\$330.00
Vice President	\$295.00
Safety & Health Director	\$270.00
Senior Consultant	\$270.00
Principal Landscape Architect	\$220.00
Principal Engineer	\$255.00
Senior Project Manager	\$255.00
Project Manager 2	\$220.00
Project Manager 1	\$185.00
Senior Landscape Architect 2	\$185.00
Senior Landscape Architect 1	\$175.00
Senior Engineer 2	\$215.00
Senior Engineer 1	\$200.00
Senior MEP Professional 2	\$210.00
Senior MEP Professional 1	\$195.00
Project Engineer 2	\$170.00
Project Engineer 1	\$150.00
Project MEP Professional 2	\$170.00
Project MEP Professional 1	\$150.00
Project Landscape Architect 2	\$160.00
Project Landscape Architect 1	\$150.00
Staff Engineer 3	\$150.00
Staff Engineer 2	\$135.00
Staff Engineer 1	\$120.00
Landscape Designer 2	\$140.00
Landscape Designer 1	\$130.00
Senior Architect 2	\$200.00
Senior Architect 1	\$175.00
Project Architect 2	\$155.00
Project Architect 1	\$140.00
Principal Planner	\$210.00
Senior Planner	\$195.00
Project Planner	\$140.00
Planner 2	\$130.00
Planner 1	\$115.00
Resident Engineer	\$185.00
Construction Observer 3	\$160.00
Construction Observer 2	\$145.00
Construction Observer 1	\$120.00
Land Survey Technician 3	\$160.00
Land Survey Technician 2	\$145.00
Land Survey Technician 1	\$120.00

TECHNICAL PROFESSIONALS

Principal Compliance Specialist	\$225.00
Senior Compliance Specialist 2	\$185.00
Senior Compliance Specialist 1	\$165.00
Project Compliance Specialist 2	\$145.00
Project Compliance Specialist 1	\$135.00
Compliance Specialist 2	\$115.00
Compliance Specialist 1	\$100.00
Senior Environmental Professional	\$280.00
Principal Environmental Scientist	\$225.00
Senior Environmental Scientist 2	\$195.00
Senior Environmental Scientist 1	\$175.00
Senior Data Management Specialist 1	\$170.00
Project Environmental Scientist 2	\$150.00
Project Environmental Scientist 1	\$140.00
Environmental Scientist 2	\$120.00
Environmental Scientist 1	\$110.00

GIS PROFESSIONALS

GIS Technical Director	\$250.00
Senior GIS Project Manager	\$210.00
GIS Project Manager 2	\$200.00
GIS Project Manager 1	\$165.00
Senior Development Engineer	\$210.00
Senior GIS Analyst 2	\$190.00
Senior GIS Analyst 1	\$165.00
GIS Analyst 2	\$145.00
GIS Analyst 1	\$125.00
GIS Technician 2	\$100.00
GIS Technician 1	\$85.00

SUPPORT

Digital Project Manager	\$220.00
Digital Project Specialist	\$150.00
BIM Manager	\$190.00
CAD Manager	\$195.00
Senior Drafter/Designer	\$165.00
Drafter/Designer *	\$135.00
Engineering Technician 3*	\$135.00
Engineering Technician 2*	\$125.00
Engineering Technician 1*	\$115.00
Remediation Technician 2*	\$115.00
Remediation Technician 1*	\$105.00
Intern*	\$80.00
Administrative Support*	\$90.00

EXPENSES

1. Automobile transportation expenses for employee travel directly related to the project shall be invoiced at the prevailing Federal rate per vehicle mile.
2. Outside reimbursable expenses and services, which are rendered to Tighe & Bond by other than direct employees, and any permitting fees paid by Tighe & Bond on behalf of the Client, shall be invoiced at Tighe & Bond's direct cost plus 10% administrative fee.
3. Reimbursable expenses such as in-house field supplies and equipment rental, tolls and parking, overnight mailings and bulk notification mailings, and in-house printing shall be invoiced at cost or unit costs as applicable.
4. Costs for items such as regular mailings of project documents, telephone or fax communications, and miscellaneous in-house printing are included in the hourly rates shown above.

PROVISIONS

1. Rates are effective until December 31, 2025, at which time rates will be increased based on annual salary review.

* For non-salaried personnel (noted above by an "**"), time worked in excess of eight hours in any day or forty hours per calendar week shall be invoiced at 150 percent of the above rate.

Section 5

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under the penalties of perjury that this bid or bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business partnership, corporation, union, committee, club or other organization, entity or group of individuals.



Signature of person submitting contract/bid

January 20, 2025

Date

ICON Architecture, Inc.

Name of Business

Section 6

CERTIFICATE OF TAX COMPLIANCE

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

04-2702236

Social Security Number or
Federal Identification Number



Signature of Individual or
Corporate Name

Vice President

Corporate Officer
(if applicable)

Section 7

CLERK CERTIFICATE

Authorization to Sign Contract

At a duly authorized meeting of the Board of Trustees/Directors of the
ICON Architecture, Inc. _____ held on

Name of Organization

12/18/2024 _____ at which all the Trustees/Directors were present and waived

Date

notice, it was VOTED, that Ned A. Collier, Vice President
Name ***Officer***

of this organization, is authorized to execute contract in the name and behalf of said organization,
and affix its corporate seal thereto; and such execution of any contract or obligation in this
organization’s name on its behalf by such Managing Principal, COO under the
Officer

seal of the organization shall be valid and binding upon this organization.

I hereby certify that I am the clerk of the ICON Architecture, Inc.
Name of Organization

and that Ned Collier is the duly elected Vice President
Type name ***Officer***

*of said organization, and that the above vote has not been amended or rescinded and remains
in full force and effect as of this date.*

**Corporate Seal Here:
(if no seal, print “none”)**



January 20, 2025
Date

Digitally signed by Matthew R. Marotta
DN: C=US,
E=mrmarotta@iconarch.com,
O=ICON Architecture,
CN=Matthew R. Marotta
Date: 2025.01.21
10:29:30-05'00'

Matthew R. Marotta
Signature

Matthew Marotta
Type name

Managing Principal, COO
Title



EDUCATION

Master of Science in Architecture
Columbia University, 1987

Bachelor of Architecture
University of Cincinnati, 1983
Summa cum Laude

REGISTRATION

MA 6560, NH 03353, ME, VT, RI,
CT, NY, AR, CO, DC, DE, GA, IL, MD, NJ

AFFILIATIONS

American Institute of Architects
Boston Society of Architects (BSA)
Society for College and University
Planners (SCUP)

U.S Green Building Council
BSA Membership Committee
(2007-2010)

Massachusetts Technology
Collaborative, Design Selection
Panel (2006-2011)

CAREER

Perry Dean Rogers Partners
Architects, Boston, MA
Senior Associate (1996-2003) +
Principal (2003-2010)

Cannon Design, Boston, MA
(2010-2011)
Higher Education Principal, New
England Region

Hoover Berg Desmond, Denver, CO
Project Architect (1992-1996)

SPEAKING ENGAGEMENTS

Available upon request.

AWARDS

Available upon request.

Principal-in-Charge

Recent State | Municipal:

Senior Center, Sturbridge, MA: The senior center is located in an 1874 schoolhouse. The project doubles the size of the center through a 7,735 GSF addition and the renovation of the schoolhouse, for a total of 13,775 GSF, excluding the existing 3,000 GSF basement.

Community Center, Lincoln, MA: Architectural space programming, feasibility study, and design of a new 20,000 GSF multigenerational community center for the Council on Aging & Human Services, Parks and Recreation Department, and the Lincoln Extended-Day Afterschool Program.

Community Building Renovation, Orleans, MA: Modernization of the "Old Fire Station" to serve as a community meeting space, home for the Chamber of Commerce, and public restrooms.

Town Hall Feasibility Study + Concept Design, Northborough, MA: Existing building assessment, architectural space programming, and design of new 24,000 GSF town hall and restoration of the historic White Cliffs Mansion for town uses.

Town Hall Feasibility Study + Concept Design, Brimfield, MA: Existing building assessment, architectural space programming, and design for an addition to and restoration of an historic town hall (1878, Eugene Clarence Gardner, Architect).

Town Hall Feasibility Study + Concept Design, Salem, NH: Existing building assessment, architectural space programming, and design of 3 options for a new 32,000 GSF town hall.

City Hall Renovation, Fitchburg, MA: Renovation of the 36,000 SF historic Fitchburg City Hall Building in downtown Fitchburg. The building houses 14 departments, including the office of the Mayor. An adjacent building was renovated to house the City Council Chamber.

Performing Arts Center, Nashua, NH: The center provides a 753-seat flexible event space. The audience chamber orchestra level has a 430-seat telescopic seating system that retracts to create a flat floor general admissions venue for up to 1000 people or a banquet set up for 270 people.

Town Hall Renovation, Oak Bluffs, MA: The project goals were to create a modern, healthy work environment for the staff and Oak Bluff's community, to reduce energy loads and greenhouse gas emissions, and to create a fully accessible, welcoming, and well-organized community services center.

Town Hall and Police Station Renovations Feasibility Study + Concept Design, Aquinnah, MA: Modernization of the Town Offices, Old Town Hall, and expansion of the Police Station.

Cambridge Municipal Improvement Plan, Cambridge, MA: Building assessment of 42 facilities for the development of a phased Capital Improvement Plan, greenhouse emissions reduction plan, and design and construction services for the City of Cambridge.

City Hall Annex Accessibility Improvements, Cambridge, MA: Exterior accessibility entry plaza improvements and Traffic, Parking & Transportation Department accessibility interior renovations, a new boiler, and carpeting, paint, and access control throughout the building.

DYS Northeast Regional Center, Middleton, MA: The Department of Youth Services is the juvenile justice agency of the Commonwealth of Massachusetts. Programs include residential, educational, recreational, and clinical facilities, and dining services. The building also houses the Northeast Regional Administrative Offices.

DYS Statewide Facilities Master Plan, Division of Capital Asset Management & Maintenance: Facilities and Program Assessments and Master Plan for ten secure facilities in five State regions.

Regional Public Safety Center Study, City of Lawrence, MA and Northern Essex Community College

Downtown Higher Education Campus Feasibility Study, City of Brockton and DCAMM.

HIGHER EDUCATION - Senior Principal-in-Charge

UMass Amherst Johnson Hall, Boston, MA: Interior renovation of a 1959 neo-Georgian residence hall. Johnson Hall is 4-stories + an occupied basement. Renovations include common rooms, laundry and bathrooms, a complete mechanical systems upgrade, and refurbished dorm rooms.

Harold C. Smith Learning Commons, Springfield College, Springfield, MA: Transformation of a 1971 library into a contemporary Learning Commons. The renovation totals 57,000 GSF.

Innovation Hub + M2D2 Labs, University of Massachusetts Lowell, Lowell, MA: Renovation of the top two floors (22,000 GSF) in the historic Freudenburg Building (110 Canal) in the Hamilton Canal District. Programming focused on creating varied and technologically-rich environments for collaboration, organized in a series of zones with varying furnishings and acoustics (noisy, quiet, semi-public, semi-private).

Fabric Discovery Center + NERVE Center, University of Massachusetts, Lowell, MA: Renovation of two and a half floors (28,000 GSF) at 110 Canal. For advanced textiles and fiber-based materials, the Fabric Discovery Center is a unique advanced manufacturing, testing, and gateway innovation facility. The New England Robotics Validation and Experimentation (NERVE) Center, is a dedicated research, testing, and training facility.

Main Street Theatre Renovation/Addition, Fitchburg, MA: 65,000 SF, \$50M Estimated Cost of Construction. Project includes the comprehensive renovation of a 1929 historic theater as part of the revitalization of downtown Fitchburg. The main theater will seat 1,200 and the black box theater will seat up to 200.

College of Arts and Sciences, Boston University, Boston, MA: Conversion of a series of existing standard classrooms into active learning spaces that integrates technology and furniture to increase collaborative engagement amongst students and professors. On the Basement level are two mid-size lecture-style classrooms and on the Second through Fifth Floors are 16 small- to mid-size seminar classrooms.

Interactive Studio Classroom, Boston University, Boston, MA: The Physics Studio Classroom is Boston University's first Student-Centered Active Learning Environment for Undergraduate Programs (SCALE-UP).

Thurman Center for Common Ground, Boston University, Boston, MA: Programming and concept design feasibility study of a 27,000 SF multicultural center.

750 Commonwealth Avenue, Boston University, Boston, MA: Classroom upgrades and feasibility study totaling 14,000 SF.

Sargent College Renovation, Boston University, Boston, MA: Expansion of the college's existing lobby to include team rooms, collaborative work area, media wall, and soft seating. The project also creates an enhanced entrance experience for the renovated auditoria and classroom. The renovation totals 8,370 GSF.

Tufts University Learning Spaces, Medford, MA: As part of the University's Learning Spaces Upgrades program, ICON planned for the renovation of 17 different classrooms in 8 different buildings on the Medford Campus. Totaling 12,558 SF, the existing spaces range in size from 320 SF to 1,300 SF, and serve multiple schools and departments. Functions range from a group study room to a seminar room to flexible classrooms, lecture halls and multipurpose rooms.

New Academic Building, Middlesex Community College, Bedford, MA: Design of new state-of-the-art academic building.

Marist College Career Services, Poughkeepsie, NY: Within the College library, the Career Services Center suite will be expanded into a business oriented co-working environment.

New Downtown Brockton Campus Feasibility Study, Brockton, MA: Urban campus shared by three institutions: Massasoit Community College, the University of Massachusetts Boston, and Bridgewater State University. Feasibility study to provide support and a seamless pathway to student success using effective and innovative learning technologies and pedagogies.

NECC Lawrence Regional Public Safety Center Study, Northern Essex Community College, Lawrence, MA: In a partnership between the City of Lawrence, NECC, and the Municipal Police Training Committee, the Center is designed to provide efficient, high-quality public safety training to meet the workforce needs of northeast Massachusetts and other participating regions and organizations. Feasibility study to provide a modern Police Headquarters and Public Safety Training Center.

Main Academic Library Renovation, Roger Williams University, Bristol, RI: This Phased Project re-evaluates the University Library's programs and spatial arrangement to better meet their 21st century "Just-in-Time Help" service model.

Interiors Upgrades, Roxbury Community College, Roxbury, MA: ICON's task was to refresh Roxbury Community College's Administration Building Lobby as well as re-imagine its Academic Building Student Lounge. The design and selection of paint color and fabrics instantly transforms this once utilitarian pass-through space. The Student Lounge demolishes an existing partition wall and incorporates layered lighting and specific furniture pieces to blur the dining, studying and relaxation experience.





Education

Bachelor of Science, Wentworth
Institute of Technology, 1987

Certificate, Construction
Documents Technologist,
Construction Specifications
Institute

Certificate, Construction Contract
Administrator, Construction
Specifications Institute

Registration

Vermont (2868)

Affiliations

Boston Society of Architects,
Member

Relevant Experience

Project Manager, **Cambridge Municipal Improvement Plan**, Cambridge, MA: Building assessment of 41 facilities for the development of a phased Capital Improvement Plan, greenhouse emissions reduction plan, and design and construction services for the City of Cambridge.

Project Manager, **UMass Boston ASHRAE Level 1 Energy Audit**, Boston, MA: Energy audit and building envelope assessment to identify potential energy conservation measures for multiple existing building totaling 1.4 million square feet.

Project Manager, **New Academic Building**, Middlesex Community College, Bedford, MA: Design of new state-of-the-art academic building.

Project Manager, **Reggie Lewis Center Renovation**, Boston, MA: Roof replacement at North Andover Middle School and Sargent Elementary School; Stretch Energy Code compliant Window (double span curtain wall) replacement at Atkinson Elementary School.

Project Manager, **DCAMM Bryan Building**, Worcester, MA: Multi-state agency relocation and reconfiguration within the concrete including interior redesign and core and shell upgrades.

Project Manager, **DCAMM Springfield State Office Building**, Springfield, MA: Renovations, MEP upgrades and architectural impacts.

Project Manager, **Massachusetts Hospital School**, Somerville, MA: Phase I included an ASHRAE Level II Energy Audit for the 24 buildings located on the school's campus. Phase II includes the implementation of the Energy Conservation Measures and new roofs, doors and windows on over 10 buildings.

Project Manager, **Innovation Hub and M2D2 Labs**, University of Massachusetts Lowell, Lowell, MA: Renovation of the top two floors (22,000 GSF) in the historic Freudenburg Building in the Hamilton Canal District. Programming focused on creating varied and technologically-rich environments for collaboration, organized in a series of zones with varying furnishings and acoustics (noisy, quiet, semi-public, semi-private).

Project Manager, **North Quad Infrastructure Renewal Phase I**, University of Massachusetts Lowell, Lowell, MA: In this new project with the UMass Building Authority, UML, and Hill International, the firm is doing a feasibility study for infrastructure upgrades to the North Quad courtyard complex of existing buildings on the UMass Lowell North Campus. Once a renovation strategy is in place, the Study will be followed by new main entrance additions to address accessibility issues and other programmatic code deficiencies. These additions will enable the phased renovation of the North Quad complex.

Project Manager, **North Point Lofts**, Cambridge, MA: Adaptive Reuse of 1926 concrete meat packing plant, 103 units of transit-oriented microloft housing as part of the Northpoint District.

Project Manager, **MSBA Green Repairs: North Andover Public Schools**, North Andover, MA: Roof replacement at North Andover Middle School and Sargent Elementary School; Stretch Energy Code compliant Window (double span curtain wall) replacement at Atkinson Elementary School.

Project Manager, **DYS Northeast Regional Youth Services Center**, Middleton, MA: DCAMM's new facility to house offices at the NE Regional Center. Programs include residential, education, recreational, clinical and dining facilities. Particular attention was given to day lighting the interiors, while controlling head gain and glare through external shading devices. The 72,000 GSF project will be LEED Silver certified.

Vela on the Park, Stamford, CT: Completing a nearly twenty-year development process, the final phase of Park Square West, with an address of 1011 Washington Boulevard, will add 209 luxury apartments, with extensive resident amenities and 3,500 SF of retail space, to this landmark mixed-use redevelopment of a 4.4 acre urban renewal site in downtown Stamford. The rooftop patio and lounge of this \$55 million, 19-story tower will offer views extending to Lower Manhattan's new Freedom Tower.

City Hall Renovation, Fitchburg, MA: Renovation of the 36,000 SF historic Fitchburg City Hall Building in downtown Fitchburg. The building houses 14 departments, including the office of the Mayor. An adjacent building was renovated to house the City Council Chamber.

Town Hall Renovation, Oak Bluffs, MA: The project goals were to create a modern, healthy work environment for the staff and Oak Bluff's community, to reduce energy loads and greenhouse gas emissions, and to create a fully accessible, welcoming, and well-organized community services center.

Maple Leaf, Location, MA:

Archstone North Point, Location, MA:

Lowell School Repairs, Lowell, MA:

MSTB EOPSS Mass DOT, Location, MA:

BHA - Common Mods, Location, MA:

DCAMM Statewide Facilities Master, Location, MA:

Hurley Lindemann Building Repair, Location, MA:

DCAMM Middleton Jail, Location, MA:

DCAMM Armory, New Bedford, MA:

BCC HD, Location, MA:

MSBA Holyoke, Location, MA:

Building 2 Repairs, Roxbury Community College, Location, MA:

DCAMM BHE RWS Infrastructure, Location, MA:

DCAMM - Gardner, Location, MA:

RCC ARC DCAMM HD, Location, MA:

*Project Architect, **New Residence Hall**, Salem State University, Salem, MA: New 142,000 SF, 450-bed student dormitory with faculty units and common areas.

***FM Global Test Facility**, West Gloucester, RI: 120,000 SF fire technology laboratory and natural hazards laboratory with visitor's center and administrative offices. To minimize environmental impact, the facility includes an air emissions control system that maintains air quality and a closed loop water treatment system that preserves water throughout the facility.

***Independent Wharf: 470 Atlantic Avenue**, Boston, MA: Complete renovation and repositioning of 375,000 SF office building in Boston's Financial District for Modern Continental Enterprises.

***Town of Douglas**, Douglas, MA: Comprehensive renovation and modernization of building systems for existing middle school.

***Arbella Mutual Insurance Company**, Quincy, MA: New corporate headquarters totalling 135,000 SF in a four-story configuration over one story of structured parking.

***Liberty Tree Building**, Boston, MA: Historic Renovation and rehabilitation of historic 45,000 SF commercial building for office and retail use; includes 36,000 SF build-out for Massachusetts Registry of Motor Vehicles.

*Work prior to joining ICON



Relevant Experience

Project Manager, **Nashua Performing Arts Center**, Nashua, NH; A new 753 person flexible event space with the renovation of a turn-of-the-20th Century apartment building for back-of-the-house support spaces. 53,340 SF total project.

Project Manager, **Emergency Operations Training Center**, Massachusetts Maritime Academy, Buzzards Bay, MA; ICON inserted a technology-rich training center into a 1970s classroom building. The EMOTC suite presents students with emergency simulations, and provides offices for the simulation managers.

Project Manager, **Fitchburg City Hall**, Fitchburg, MA; ICON created a “City Hall for All” in a pre-Civil War building with an 1879 addition. ICON brought all departments back the original City Hall, reinstated the main entrance, implemented a universal design standard, and renovated an adjacent bank building for council chambers. 38,000 SF renovation.

Project Manager, **Main Street Theater**, Fitchburg State University, Fitchburg, MA; renovation of a 1,500 seat 1928 theater for a commercial operator, along with a black box addition to house the FSU theater program. 40,000 SF renovation and 15,000 SF new construction.

Project Manager, **Sargent College Classroom Renovation**, Boston University, Boston, MA; consolidation of three auditoria into two, creation of two seminar classrooms and a new student support space. 11,000 SF

Project Manager, **Thurman Center Programming and Concept Design**, Boston University, Boston, MA; led administration and departmental leadership through programming a new multicultural center in the center of Boston University campus.

Project Manager, **Game Design Studio**, Fitchburg State University, Fitchburg, MA; renovation of a historic commercial building in downtown Fitchburg, MA to house the capstone students of the Game Design program.

Project Manager, **New Academic Building**, Middlesex Community College, Bedford, MA: Design of new state-of-the-art academic building.

Project Manager, **Harold C. Smith Learning Commons**, Springfield College, Springfield, MA: Transformation of a 1971 library into a contemporary Learning Commons. The renovation totals 57,000 GSF.

Project Designer, **Northern Essex Community College Regional Public Safety Center & Lawrence Police Department Feasibility Study**, Lawrence, MA: An innovative program combining NECC’s Criminal Justice program with public safety training facilities serving police cadets, in conjunction with a new police headquarters, on NECC’s Downtown Lawrence campus.

Project Manager, **New Downtown Brockton Campus Feasibility Study**, Brockton, MA: Urban campus shared by three institutions: Massasoit Community College, the University of Massachusetts Boston, and Bridgewater State University. Feasibility study for the Division of Capital Asset Management and Maintenance to provide support and a seamless pathway to student success using effective and innovative learning technologies and pedagogies.

Project Manager, **University Library Renovation**, Roger Williams University, Bristol, RI: This Phased Project re-evaluates the University Library’s programs and spatial arrangement to better meet their 21st century “Just-in-Time Help” service model and expand the Learning Commons.

Education

Master of Architecture, University of Maryland, 2005

Bachelor of Arts, University of Rochester, 1999

Affiliations

Boston Architectural College (BAC)
Instructor

Project Manager/Assistant Building Programmer, **New Academic Building**, Middlesex Community College, Bedford, MA: Design of new state-of-the-art academic building.

Project Manager/Lead Building Programmer, **Town Hall**, Salem, NH: Modernizing the town hall to allow the existing building to remain in operation through construction and one is an addition/renovation scheme. The project is in Conceptual Design and will require a town vote to proceed.

Project Manager/ Lead Programmer, **Dye Works Building**, Lawrence, MA: renovation of historic mill building in Lawrence, MA. With owner, helped determine tenant options and building program. Project will incorporate a health clinic, non-profit youth program, and a local grocery store.

Project Manager/ Lead Programmer, **Bristol Community College HD Multicultural Center**, Bristol, RI: Project Manager - lab and student group programming, renovation of 8,000 sf of 1960s brutalist building

Project Manager, **Framingham State University**, Framingham, MA: All exterior roof/envelop projects.

Designer, **Chelmsford Woods Residences**, Chelmsford, MA: New construction of 116 units of affordable, low-rise townhouses with garden and clubhouse.

Designer, **45 Worthington**, Boston, MA: 35-story highrise residential project, blending 360 apartments into the Mission Hill neighborhood, and creating a new central neighborhood park. A mix of studio, 1BR & 2BR units engage long views to downtown Boston and the Charles River. The project is designed to step back from the street, creating a ground level podium in scale with surrounding buildings.

Designer, **Cambridge Municipal Improvement Plan**, Cambridge, MA: Building assessment of 42 facilities for the development of a phased Capital Improvement Plan, greenhouse emissions reduction plan, and design and construction services for the City of Cambridge.

Designer, **Broad Street Housing**, Bridgeport, CT: In the midst of the oldest African-American community in Bridgeport, ICON worked with the community and housing authority to provide a historically sensitive housing development for 80 families. Special considerations were made to deal with FEMA restrictions building within the flood level.

Designer, **Washington Village**, Norwalk, CT: The local housing authority determined this aging public housing development to be inadequate for current resident needs, particularly following the devastation of Hurricane Sandy and heightened FEMA restrictions. This project provides a 1-to-1 replacement of the current 131 units with an additional 200 market rate apartments in five buildings.

Designer, **Enterprise Office Building**, Brockton (MA): Adaptive reuse of a 55,000 SF former newspaper plant for commercial office space.

Designer, **One Canal**, Boston, MA: Transit-oriented development in Boston's Bulfinch Triangle, including retail and parking below 310 rental apartments built over the MBTA Orange and Green Lines and the Central Artery Tunnel.

*Community Development Adviser, **U.S. Peace Corps**, Debre Markos, Ethiopia: Worked with the Town of Dejen on library design; incorporated available sustainable technologies: siting for daylighting, and rain-water harvesting.

*Architect/Designer, **URS Corporation**, Washington, DC): Work included design development, and construction documents for multiple buildings, including an academic facility, warehouse, and training facilities.

*Architectural Intern, **Wiebenson-Dorman Architects**, Washington (DC): Various housing projects including historic and adaptive reuse/retrofits.

* Work prior to joining ICON Architecture, Inc.



ROBERT R. UHLIG, FASLA, LEED AP BD+C, PLA VICE PRESIDENT OF LANDSCAPE ARCHITECTURE & URBAN DESIGN

Bob Uhlig brings more than 38 years of experience to the craft of listening and designing of vibrant, human scaled solutions focused on the seamless integration of art, architecture, and natural systems. He has served as Principal-in-Charge for many sophisticated projects involving site design, engineering and multi-disciplinary challenges and opportunities.

He has led the public engagement, design and implementation strategies for many award-winning projects, including Tuscan Village, 2023 ACEC Engineering Excellence Award, Quincy's Hancock Adams Common, recipient of the 2019 Preservation Mass and 2018 APA-MA Planning Award; Lakewood Cemetery Garden Mausoleum in Minneapolis, 2014 ASLA Award of Excellence; and Atlantic Wharf in Boston, 2012 ULI Global Award of Excellence for sustainable development; South Boston Maritime Park, 2006 ASLA Award of Honor

Recognized with the 2015 ASLA Honor Award for Research for "Below the Surface: Evaluating Urban Soil Performance over Time," Bob is deeply engaged in studying the relationship of soil chemistry and biology and their effect on the health of urban trees. He was a contributor to the ULI Boston/ New England publications on "The Urban Implications of Living with Water and Living with Heat issued in 2014 and 2016 respectively.

In 2017, he was inducted into the American Society of Landscape Architects (ASLA) Council of Fellows in recognition of his mastery of design in significant works of landscape architectural design which have advanced the art, stewardship, science, and social responsibility of landscape architecture.

EXPERIENCE

38 Years

SPECIALTIES

Landscape Architecture

Urban Design

Planning

Listening | Public Engagement

Resiliency | Waterfront Design

EDUCATION

Bachelor of Environmental Design
Landscape Architecture
North Carolina State University, 1984

LICENSES & REGISTRATIONS

Professional Landscape Architect
MA #981
NH #00142
CT #1194
RI #475
PA #3165
MN #48482
NC #1311

LEED Accredited Professional
Building Design + Construction

Certified Construction Specifier

PROFESSIONAL AFFILIATIONS

American Society of Landscape
Architects (ASLA)

Urban Land Institute (ULI)

Friends of the Mary Ellen Welch
Greenway, Board Vice President

REPRESENTATIVE PROJECTS

MA DCR Ponkapoag Pond Master Plan & Fisherman's Cove Enhancements, Canton/ Randolph, MA

Kittery Community Center Campus Master Plan, Kittery, ME

Russell Street Mixed Use Development, Portsmouth, NH

Newburyport Crossing Mixed Use Development, Newburyport, MA

Saint Sebastian's School Outdoor Amphitheater, Needham, MA

Appalachian Mountain Club Baker Camp at Harriman State Park, NY

Boston Parks & Recreation Department Titus Sparrow Park Renovation, Boston, MA

Friends of Public Garden, Child Fountain and Arlington Street Gateway Renovations, Boston, MA

Arboretum Green Links, Boston, MA

East Beach Pier Activation Study, New Bedford, MA

REPRESENTATIVE PROJECTS (CONTINUED)

Wharf District Resiliency Planning, Boston, MA

Wharf District Public Realm Visioning Master Plan, Boston, MA

Suffolk Downs Phase 1R Development, Revere, MA

Tuscan Village Master Planning of Public Realm, Streetscapes and Open Space, Salem, NH

Allston Green | Multi-Family Development, Allston, MA

The Wildflower Conceptual Master Plan for Inn and Mountain Biking, Lydon, VT

Nashua Downtown Riverfront Development MP Plan, Nashua, NH

North Mill Pond Greenway and Civic Open Space, Portsmouth, NH

Hancock Adams Common Park + Streetscape, Quincy, MA

MBTA Government Center Station | City Hall Plaza & Streetscape,
Boston, MA

Breakwater North Harbor, Lynn, MA
254 Lynnway Residences + Lynn Harborwalk Site Design

Yale New Haven Hospital | Saint Raphael Campus, New Haven, CT

Clippership Wharf and Harborwalk, East Boston, MA

Gables Seaport Residences, South Boston, MA

Harrison & Albany Street | The Smith Residences, Boston, MA

Beacon Park Conceptual Design and Programming, Detroit, MI

Pfizer Campus at 610 Main, Cambridge, MA

Mayor White Tribute, Boston, MA

Vaughan, Worth + Bridge | Civic Open Space Planning Studies, Portsmouth, NH

South Boston Maritime Park + Congress Street and Infrastructure
Boston, MA

Lower Atkinson Common Renovation, Newburyport, MA

Linden Square Mixed-Use Development, Wellesley, MA

Senator Joseph Finnegan Park at Port Norfolk, Boston, MA

Boston Architectural College | Sustainable Campus Initiative, Boston, MA
Green Alley + Vegetated Roof

Greensboro Center City Park + Streetscape Enhancements, Greensboro, NC

Statler Park + Fountain Restoration, Boston, MA



SHARON ROONEY, AICP, RLA

PRINCIPAL PLANNER

Sharon Rooney specializes in land use and community planning, master plans and zoning strategies, and coastal resilience planning. Her experience includes preparation of local comprehensive plans; master plans for site development including affordable housing; preparation of regional and local coastal community resilience plans, and grant support for implementation efforts. Ms. Rooney utilizes a variety of community engagement and online decision support tools to educate, inform and seek consensus on complex planning issues.

COMMUNITY/LAND USE PLANNING

TOWN CENTER PLANNING & FEASIBILITY STUDY – BOXBOROUGH, MA

Project manager for a planning and design study to create a town center with a mix of uses in an historic area and commercial zoning district in Boxborough, MA. Tighe & Bond/Halvorson Studio collaborated with Innes Associates to prepare a zoning analysis, analyze infrastructure capacity and environmental constraints, prepared conceptual plans and final report with recommendations for the approximately 265 acres or 0.4 square miles of both undeveloped and developed land with community outreach including stakeholder and public workshops.

WALSH PROPERTY MASTER PLAN—TRURO, MA

Project manager for a community-led process to develop a master plan for a 70-acre site in North Truro for a variety of uses including housing, municipal, and recreational uses. Co-facilitator for a 13-member Town-appointed advisory committee seeking consensus on future uses of the site. Worked in collaboration with Ridley Associates to conduct community outreach efforts including focus groups and community workshops. Master plan proposing future development of up to 160 housing units adopted at Town Meeting in 2024. Prior work included feasibility study to determine site development potential including identification of environmental, permitting, and other considerations.

PLANNING FOR HOUSING PRODUCTION – DENNIS, MA

Project manager assisting the Town of Dennis with an assessment of current zoning, site analysis, financial feasibility, and preparation of redevelopment buildout scenarios for affordable housing on an approximately 11-acre publicly-owned site. The project site is currently developed with existing municipal structures used for equipment and vehicle maintenance. Tighe & Bond is preparing alternative buildout scenarios, with subconsultant FXM Associates assessing financial feasibility and evaluation of funding sources for relocation of existing uses.

RESIDENTIAL ZONING TASK FORCE—EASTHAM, MA

Assisted Town of Eastham Zoning Task Force in preparing amendments to the Eastham zoning bylaw to expand housing opportunities in the Town through inclusionary zoning, revisions to cluster residential zoning bylaw, and motel/cottage colony conversion to residential use. Prepared draft amendments in collaboration with Town Planner and assisted in development of draft bylaw amendments for review by Town Counsel and Planning Board. Bylaw amendments were adopted at Spring 2022 Town Meeting.

EXPERIENCE

32 Years

SPECIALTIES

Comprehensive planning

Coastal resilience

Grant Writing/Administration

Land use planning/zoning

EDUCATION

Bachelor of Science Regional
Planning/Environmental Design
University of Wisconsin

Master of Landscape Architecture
Harvard University, Graduate School
of Design

Master of Public Administration
candidate, Suffolk University

LICENSES & REGISTRATIONS

Registered Landscape Architect
MA #1020

Member, American Institute of
Certified Planners, American Planning
Association (APA)

Certified MVP Provider

PROFESSIONAL AFFILIATIONS

American Planning Association

Ecological Landscape Alliance

LOCAL COMPREHENSIVE PLANS—CAPE COD, MA

Project manager assisting multiple communities on Cape Cod including the towns of Sandwich, Brewster, Truro, Orleans, and Harwich prepare updates to Local Comprehensive Plans (LCP) providing a community vision and growth policy, goals, and actions to guide future growth and resource protection consistent with the Cape Cod Regional Policy Plan. LCP development includes existing conditions/analysis for a wide range of issues including housing, economic development, land use, transportation, and climate resilience. Coordinated public outreach including community surveys and visioning workshops. Assisted with development of capital infrastructure and facilities plans, draft and final action plans for implementation.

CLIMATE RESILIENCE PLANNING

MA DCR – DIVISION OF WATER SUPPLY PROTECTION – CLIMATE VULNERABILITY ASSESSMENT

Project manager for an interdisciplinary team developing the methodology using an asset management framework and a vulnerability assessment of forests and other natural assets to climate change at the sub-watershed scale for the Quabbin, Wachusett and Ware watersheds. The Massachusetts Water Resources Authority (MWRA) provides unfiltered source water for treatment and distribution to 53 communities. The Massachusetts Department of Conservation and Recreation (DCR) Division of Water Supply Protection (DWSP) controls over 100,000 acres of land comprised of natural assets that supplies this unfiltered water. Phase I of the climate vulnerability assessment involved working in collaboration with DCR staff to develop a methodology to identify and assess the condition of DWSP forest and other natural assets and evaluating the anticipated near-and long-term vulnerability of these assets to climate impacts. Phase II work currently underway includes identification of condition factors and development of asset condition assessment rating rubrics to spatially map the overall vulnerability of critical natural assets across the DCR watershed study area.

MUNICIPAL VULNERABILITY PREPAREDNESS (MVP) PLANNING—MULTIPLE COMMUNITIES, MA

Project manager and team member for MVP planning process for multiple MA communities to assess the community's vulnerability to and prepare for climate change impacts, build community resilience, and receive designation from the Executive Office of Environmental Affairs as an MVP-certified community.

CLIMATE AND COASTAL RESILIENCE GRANT SUPPORT—MULTIPLE COMMUNITIES, MA

Assisted multiple communities in successful grant applications for climate and coastal resilience design, permitting and construction projects in Massachusetts including MA Coastal Zone Management (CZM) Community Resilience grant program, FEMA BRIC and Hazard Mitigation Grant Programs, MVP Action Grants, and MA Dam and Seawall Repair and Removal Grant Program.



JOSEPH FICOCIELLO, ASLA, PLA **SENIOR LANDSCAPE ARCHITECT**

Joseph Ficociello has experience in a wide range of management and design roles as a landscape architect. He has overseen projects that include complete streets, urban parks and plazas, waterfront parks, cemetery design, site remediation, and campus master plans and designs. Joseph is highly familiar with all aspects of project phases including contract negotiation, public participation, concept design through final design and construction administration. His experience includes working through the complex nature of permitting at both the State and local levels on a range of project sizes and complexities. He enjoys leading the public process and is dedicated to serving the community through innovative design and the execution of sound construction.

EXPERIENCE

26 Years

SPECIALTIES

Landscape Architecture
Urban Design
Community Engagement
Project Management

EDUCATION

Bachelor of Science
Landscape Architecture
University of Massachusetts, 1996

LICENSES & REGISTRATIONS

Professional Landscape Architect
MA #1302
RI #672
NH #173

PROFESSIONAL AFFILIATIONS

American Society of Landscape
Architects (ASLA)
Appointed Member, Master Plan
Update Steering Committee, Town of
Littleton, MA
Appointed Member, Chair of Common
Revitalization Committee, Town of
Littleton, MA

REPRESENTATIVE PROJECTS

Christopher Columbus Waterfront Park, Boston, MA

Harrison and Albany Block, South End, Boston, MA

Four Seasons Park Plaza Courtyard, Boston, MA

Thomson Place Plaza, Boston, MA

Eastport Park, Boston, MA

3rd Avenue, Burlington, MA

University Park at MIT, Cambridge, MA

Greenlawn Cemetery Expansion, Nahant, MA

Buffalo Niagara Medical Campus Allen Street, Buffalo, NY

Allen Street/BNMC, Buffalo, NY

South East Residential Community, Durham, NH

River House Graduate Housing, Providence, RI

South Street Landing, Providence, RI

Urban Coastal Greenway, Providence, RI

Reconstruction of the Route 6/10 Interchange, Providence, RI*

Greater Bethlehem Area Roadway Rehabilitation Project, Bethlehem, West
Bank, Palestine*

Natick Center Station, Natick, MA*

Gallops Island Remediation and Restoration Project, Bost Harbor, MA*

*with previous firm



ERIC DOREMUS, PE

PROJECT MANAGER

Eric Doremus is a Project Manager who specializes in the development, design, and engineering of site/civil engineering projects. He has been involved in numerous municipal, commercial, roadway, residential, coastal, solar, and educational projects throughout New England. Eric also has experience as a land surveyor.

SITE/CIVIL DESIGN

THE LANDING AT HYANNIS – BARNSTABLE, MA

Managed the design and permitting of the site/civil improvements made to redevelop and revitalize the existing Capetown Plaza, now known as The Landing in Barnstable, Massachusetts. Work included stormwater management, utility design including sewer, water, gas, electric, and the drafting/design of plans from conceptual phases through construction documents and construction administration.

ROCHESTER ELEMENTARY SCHOOL – ROCHESTER, NH

Managed the site/civil design, permitting, and construction administration for a new 66,300 SF elementary school. The design also included 785 LF of off-site roadway improvements to provide dedicated turning lanes and traffic calming devices to provide a safe and effective entrance to the school.

UNIVERSITY OF NEW HAMPSHIRE—DURHAM, NH

Designed and drafted various projects around campus. Work included stormwater management, utility design including sewer, water, steam/condensate and hot water heating lines, parking lot design, and roadway design. Other duties included state permitting and construction administration services such as construction observation and review and approval of shop drawings. Projects include Main Street Water Line, Hewitt-Rudman Quad Study, Main Street West Bus Stops, and Taylor Hall, PCAC, and Whittemore Drainage Improvements.

ANALOG DEVICES CAMPUS EXPANSION—WILMINGTON, MA

Assisted with the design and permitting documents for construction of a 175,000 SF office building, 675 space parking garage, and central HUB building. Work included stormwater management, utility design including sewer, water, gas, electric, and the drafting/design of plans from conceptual phases through construction documents. Other duties included local and state permitting and construction administration services such as review and approval of shop drawings and RFI responses.

NEW HAMPSHIRE ARMY NATIONAL GUARD—VARIOUS LOCATIONS

Assisted with site improvement designs for multiple Army National Guard centers throughout New Hampshire to bring the sites closer to compliance with the Department of Defense Anti-terrorism standards. Work included the drafting and design of site plans from conceptual phases through construction documents as well as construction administration.

EXPERIENCE

9 Years

SPECIALTIES

Civil/Site Design

Stormwater Design

Solar Array Design and Permitting

Transportation Engineering

Local/State Environmental Permitting

Engineering Review

Construction Administration

EDUCATION

Bachelor of Science

Civil Engineering

Roger Williams University

LICENSES & REGISTRATIONS

Professional Engineer

MA #58355

ME #PE17525

NH #16308

RI #14418

PADI Open Water Scuba Diver

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

NH Section # 12315761



MARSHALL PUFFER, PE

PROJECT MANAGER

As a Building Services Team Leader and Project Manager for Tighe & Bond, Marshall Puffer is responsible for overseeing the day-to-day operations of his team, including client contact, supervising and supporting staff, scheduling, and overseeing office and field work. Marshall has proven expertise in structural engineering design and project management of both public and private sector projects including large commercial, multi-family, educational, health care facilities, and high-end residential work. Marshall is experienced in analyzing existing structures of various materials (steel, wood, brick, concrete, etc.) and providing existing condition reports with structural improvement recommendations utilizing code-based approaches. His structural engineering design experience also includes producing calculations related to the individual elements within the modelling software based on design loads for contract document submissions and overseeing the project drafting team in order to complete building information modelling and structural document requirements. Marshall is proficient in AutoCAD, Revit, and a variety of structural analysis and design tools. Over the years Marshall has gained experience providing coordination with architectural, mechanical, and other trades to complete necessary detailing to support building elements. As a structural engineer, he has led multiple construction phase service efforts, including conducting site visits and pre-construction meetings, answering requests for information, reviewing shop drawings, and producing field sketches.

EXPERIENCE

13 Years

SPECIALTIES

Structural Analysis & Design

Structural Evaluation & Assessment

Structures in FEMA Flood Zones

EDUCATION

Bachelor of Science

Civil Engineering

University of Vermont

LICENSES & REGISTRATIONS

Professional Engineer

MA #53772

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
(ASCE)

Structural Engineer Association of
Massachusetts (SEAMASS)

National Council of Structural
Engineers Association (NCSEA)

STRUCTURAL ENGINEERING

WYCHMERE BEACH CLUB—HARWICH, MA

Project Manager for redevelopment of Wychmere Beach Club into a world class waterfront wedding and event venue with unparalleled views of Nantucket Sound. The team fulfilled this vision with full scope civil and structural engineering services, including design, permitting, and construction phase services. The final result incorporated new pool areas, expanded dining services, and a new event space building with stunning 180 degree waterfront views. The project was recognized as Outstanding Engineering Project at the 2023 BRICC Awards by Home Builders & Remodelers Association of Cape Cod.

FIRE/EMS HEADQUARTERS—CHILMARK, MA

Project Manager in charge of structural engineering services for a new 4,500 SF Fire Station to replace an existing building adjacent to the Town Hall and a new 6,300 SF EMS Headquarters with ambulance service on the adjacent property. This included schematic design, design development, construction documents, bidding, construction contract administration and project closeout. A full space needs and existing facility assessment were completed prior to beginning design.

MODULAR SEASONAL WORKFORCE HOUSING—NANTUCKET, MA

Project manager responsible for structural engineering for a seasonal workforce housing project. The first phase consists of approximately 20 “dormitory style” rooms on two floors connected by an elevator, along with a common lounge, cooking area, and a laundry room. A variety of rooms styles will allow for maximum flexibility of bedroom arrangements to meet the

current and evolving needs of the community. The building will also contain two residential apartments for onsite property management.

BREWSTER WOODS—BREWSTER, MA

Project manager responsible for structural engineering for an affordable multifamily housing development by Preservation of Affordable Housing sited on a 7.1 acre site and featuring a total of 30 living units. The two two-story buildings are organized around a central open village green area. The structures have shallow concrete foundations and conventional wood frame construction with pre-fabricated wood roof trusses and photovoltaic (solar) panels on the roof.

SENIOR CENTER—FALMOUTH, MA

Project manager responsible for structural engineering for a new Senior Center for the Town of Falmouth. The facility was constructed on Town property adjacent to the existing Gus Cauty Community Center and the Falmouth Police Station as an addition consisting of a 15,000 SF two-story building with a partial basement. The senior center meets the needs of the community and integrates well with adjacent uses.





KATIE SNYDER

SENIOR COMPLIANCE SPECIALIST

Katie Snyder is a Senior Environmental Compliance Specialist, specializing in the identification and recognition of hazardous materials and design specifications for the abatement or mitigation of hazardous materials. Her experience encompasses all technical facets of project development, surveying of hazardous atmospheres, troubleshooting, project design, and construction/demolition management. As an asbestos inspector, management planner, project monitor, and project designer, she is responsible for safely and efficiently identifying and sampling all suspected asbestos-containing materials.

EXPERIENCE

17 Years

SPECIALTIES

Hazardous Building Materials Assessment

Asbestos/Hazardous Materials Design

Project Management

Remediation Specifications

Management Plans and O&M Plans

EDUCATION

Bachelor of Science

Civil Engineering

University of Massachusetts – Lowell

40-Hour OSHA HAZWOPER Training

10-Hour OSHA Construction Safety & Health Training

LICENSES & REGISTRATIONS

Asbestos Inspector

MA #AI900553

NH #AI000454

Management Planner

MA #AP900442

NH #AM000454

RI #AMP01119

Project Monitor

MA #AM900517

Asbestos Project Designer

MA #AD900383

NH #AD100604

RI #APD01119

PROFESSIONAL AFFILIATIONS

Society of Women Environmental Professionals (SWEP)

Environmental Business Council

ASBESTOS AND HAZARDOUS BUILDING MATERIALS

CITY OF BOSTON; PUBLIC FACILITIES DEPARTMENT

Provided asbestos and hazardous materials surveys, as well as abatement design and abatement management for the various buildings owned and operated by the City of Boston. Surveys ranged from large pre-demolition/renovation surveys (i.e., City Hall Plaza, 26 Court Street, former DOT-office-turned homeless shelter) to minor path of construction surveys. Abatement design was based on accelerated construction schedules, focusing on timely completion of abatement and clearance sampling within a compacted timeframe, without compromising quality or safety; or were based on performing abatement in active buildings with minimal impact to employees and daily operations.

CITY OF BOSTON; PROPERTY MANAGEMENT DEPARTMENT

Provided asbestos and hazardous materials surveys, as well as abatement design and abatement management for the various buildings owned and operated by the City of Boston. Surveys ranged from large pre-demolition/renovation surveys to minor path of construction surveys (i.e., City Hall, Veterans offices, historical houses). Abatement design was based on accelerated construction schedules, focusing on timely completion of abatement and clearance sampling within a compacted timeframe, without compromising quality or safety; or were based on performing abatement in active buildings with minimal impact to employees and daily operations.

EVERSOURCE ENERGY

Provided asbestos and hazardous materials surveys, as well as abatement design and abatement management for various properties owned and operated and leased by Eversource.

WALTHAM HOUSING AUTHORITY

Provided asbestos and hazardous materials surveys, as well as abatement design and abatement management for numerous residential properties owned and operated by the Waltham Housing Authority. Surveys were performed prior to potential renovation activities to accommodate new tenants.

AHERA SERVICES

Managed and implemented Asbestos Hazard Emergency Response Act (AHERA) Asbestos in Schools operation and maintenance plans, and three-year re-inspections for public and private schools throughout Massachusetts and New Hampshire.



SCHOCHET COMPANIES

Provided asbestos and hazardous materials surveys, as well as abatement design and abatement management for retail and commercial properties owned and managed by the Schochet Companies. Surveys ranged from large pre-renovation surveys to minor path of construction surveys, which were conducted prior to potential renovation activities to accommodate new tenants.

SAMIA COMPANIES

Provided asbestos and hazardous materials surveys, as well as abatement design and abatement management for retail and commercial properties owned and managed by the Samia Companies. Surveys ranged from large pre-renovation surveys to minor path of construction surveys, which were conducted prior to potential renovation activities to accommodate new tenants.

ASBESTOS AND HAZARDOUS MATERIALS SURVEYS

Performed numerous asbestos surveys and developed specifications for the proper abatement and disposal of asbestos-containing materials prior to demolition or renovation. Performs asbestos monitoring, sampling, and PCM analysis during abatement activities at various types of facilities.

ASBESTOS PROJECT OBSERVATION

Provided asbestos project observation for numerous large-scale asbestos abatements and building demolition projects.





ANDREW WILKINSON, PE

SENIOR PROJECT MANAGER

Andrew’s role as Senior Project Manager is to ensure successful project design, construction and system operation to satisfy our client’s needs, while overcoming the various challenges that are present within our Industry today. Understanding the project requirements, developing a strategy to address the various issues at hand and producing accurate Construction Documents requires clear communication and coordination between all team members.

Project experience includes Mechanical, Electrical, Plumbing and Fire Protection projects ranging conceptual planning, existing building renovations and new construction. Project types includes Institutional, public/private Multi-Family developments, municipal and commercial construction. With knowledge of the various aspects of construction within the MEPFP industry, Andrew assists the project team communicate clearly and achieve project objectives.

Andrew specializes in sustainable mechanical system designs with a focus on Passive House Certified projects within the greater New England region. Municipal and Institutional projects include project types which range from VRF/VRV Air Source Heat Pump systems,, Geothermal & Water Source Heat Pump systems, Hydronic/Steam Boiler plants, Chiller systems, Cooling Towers, high-efficiency HVAC systems, Energy Analyses, as well as knowledge of public bidding requirements and MGL bidding requirements and procedures. Andrew’s ability to effectively explain various system options, impacts and installation requirements allows us to provide a superior level of quality and helps ensure the project will be successfully executed in the field.

LAMBERT WOODS—NORTH, PORTLAND, ME

Served as Project Manager coordinating with the Client’s project schedule and system requirements for the approximately 70 Dwelling Units within the proposed neighborhood development on an existing 5 acre site outside of Portland, ME. Maine Cooperative Development Partners were chosen to develop the site to provide mixed-income, multi-generational housing. The Buildings will be Certified Passive House developments and will consist of multiple Multi-family Building types throughout the site. The project is expected to be completed in 2024.*

LAMBERT WOODS—SOUTH, PORTLAND, ME

Served as Project Manager coordinating with the Client’s project schedule and system requirements for the approximately 95 Dwelling Units within the proposed neighborhood development on an existing 5 acre site outside of Portland, ME. Maine Cooperative Development Partners were chosen to develop the site to provide mixed-income, multi-generational housing. The Building’s will be Certified Passive House developments and will consist of multiple Multi-family Building types throughout the site. The project is expected to be completed in 2024.*

DOUGHERTY COMMONS—PORTLAND, ME

Served as Project Manager coordinating with the client’s project schedule and system requirements for the approximately 67 Dwelling Units within the proposed neighborhood development outside of Portland, ME. Maine Cooperative Development Partners were chosen to develop the site to provide mixed-income, multi-generational housing. The building’s will be Certified Passive House developments and will consist of multiple Multi-family Building types throughout the site. The project is expected to be completed in 2024.*

EXPERIENCE

12 Years

SPECIALTIES

Mechanical Engineering

Plumbing Engineering

Fire Protection Engineering

Industrial Engineering

Sustainable Design

EDUCATION

Bachelor of Science

Architectural Engineering & Technology
Vermont Technical College

Bachelor of Science

Sustainable Design & Technology
Vermont Technical College

LICENSES & REGISTRATIONS

Professional Engineer

MA #57823

CT #PEN.0036822

ME #PE15418

RI #PE0015459

NY #108983

VT #018.0135418

PROFESSIONAL AFFILIATIONS

ASHRAE



JEFFERSON PARK REVITALIZATION, CAMBRIDGE HOUSING AUTHORITY—CAMBRIDGE, MA

Revitalization of Jefferson Park which consists of (7) buildings on site and will house approximately 286 Dwelling Units in (6) residential buildings and (1) Maintenance Facility on site. The project also included, early-childcare spaces, community gathering Spaces, private offices and various commercial spaces throughout the site. As Sr. Mechanical Engineer, duties included overseeing all (7) Building HVAC system designs. Calculated ventilation airflow rates for all occupiable spaces on site throughout the (7) Buildings based on usage and occupancy. Designed the residential heating, cooling and ventilation systems based on site/space requirements and passive house compliance. Designed central 3-Phase Simultaneous Heating/Cooling VRF systems to serve all residential and commercial spaces at each Building. Air Source Heat Pump systems were designed to allow Simultaneous Heating/Cooling with Heat Recovery, and was responsible for ASHRAE 156/34 compliance and refrigerant pipe system designs. Designed and selected Energy Recovery Ventilators for continuous Ventilation, designed the ductwork distribution system and selected the terminal equipment throughout all areas of the project. Jefferson Park Federal will be Passive House Certifiable and will be designed to integrate future CO2 based DHW systems and assemblies.*

CAMPELLO REVITALIZATION—BROCKTON, MA

Campello Revitalization consists of (2) 10-Story High Rise Apartment Buildings that were originally constructed in 1971 and are now undergoing the initial project feasibility for replacement with new building construction on site. Project duties include all formal existing condition analyses and technical reporting for Mechanical, Plumbing and Fire Protection systems.*

E+ HIGHLAND—ROXBURY, MA

E+ Highland is a new construction, Multi-family housing development that consists of 23 Dwelling Units and common commercial spaces. served as Sr. Mechanical Project Engineer and oversaw the production of the Mechanical, Electrical, Plumbing and Fire Protection system designs. Project was designed for Passive House certification. Designed the central Domestic Hot Water system which was based on a Mitsubishi CO2 Heat Pump system. Calculated ventilation airflow requirements and selected ERV's to serve common and residential spaces. Designed the Mechanical Control systems based on Manufacturer and Owner's requirements for the site.

MISSION PARK COOLING TOWER REPLACEMENT—BOSTON, MA

Project included the replacement of the existing 2500 GPM, 2- Cell Cooling Tower which serves the Facilities Central Chiller system on site. Cooling Tower is located on the 27th Story of the 1970's High Rise located in Boston, MA. Involved with all aspects of the project design and production of Bidding Documents. Served as lead project mechanical engineer and selected the replacement Cooling Tower and piping modifications required. Involved from project kick-off through construction administration.*

SUNDAY RIVER; 'DREAM-MAKER LODGE'—BETHEL, MA

Project scope consists of 23 Luxury Condo Unit Building with on-site spa/sauna amenities, tenant locker/storage areas, fitness center and supportive office and admin spaces. Systems included 3Phase VRF Simultaneous Heating/Cooling systems, ERV ventilation systems, high- efficiency condensing boiler systems for exterior sidewalk snow-melt systems.*

AVON PUBLIC LIBRARY—AVON, MA

Project scope includes new Bathroom space and installation of lift elevator within existing Library Facility in Avon, MA. My role as Mechanical Engineer on the project included overseeing the design and construction administration of HVAC system installation.*

*with previous firm

